

**CITY OF ASHEVILLE**  
and  
**ASHEVILLE REGIONAL HOUSING CONSORTIUM**  
**CONSOLIDATED ANNUAL PERFORMANCE AND**  
**EVALUATION REPORT**  
**FOR THE CDBG AND HOME PROGRAMS**

**Year Ending June 30, 2012**

**Submitted to the Citizens of Buncombe,  
Henderson, Transylvania and Madison Counties  
and the U.S. Department of Housing and Urban Development  
Due: September 28, 2012**

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## ABBREVIATIONS USED IN THIS DOCUMENT

ABCCM	Asheville Buncombe Community Christian Ministry
ABCRC	Asheville-Buncombe Community Relations Council, Inc.
CAPER	Consolidated Annual Performance and Evaluation Report (this report)
CBDO	Community-Based Development Organization (a special type of non-profit defined in CDBG program rules)
CDBG	Community Development Block Grant (program)
CHDO	Community Housing Development Organization (a special type of non-profit defined in HOME program rules)
COA	City of Asheville
CoC	Continuum of Care
DPA	Down Payment Assistance
EC	Eblen Charities
EMSDC	Eagle/Market Streets Development Corporation
FMR	Fair Market Rent
FTE	Full Time Equivalent (measure of job creation)
GO	Green Opportunities
HAC	Housing Assistance Corporation
HACA	Housing Authority of the City of Asheville
HM	HelpMate
HMS	Homeless Management Information System
HOME	HOME Investment Partnerships Act (program)
HTF	Housing Trust Fund
LIHTC	Low Income Housing Tax Credits
LI	Low-income (below 80% of AMI)
MBW	Mountain BizWorks
MHO	Mountain Housing Opportunities, Inc.
MZDC	Mount Zion Development Corporation
NCHFA	North Carolina Housing Finance Agency
NRSA	Neighborhood Revitalization Strategy Area
PLS	Pisgah Legal Services
PU	Partners Unlimited
The Consortium	The Asheville Regional Housing Consortium
TIGER II	Sustainable Communities funding, US Department of Transportation
WCCA	Western Carolina Community Action

Throughout this document we use income definitions from the HOME and Section 8 programs: “Low income” = people from households with gross income less than 80% of area median’ “Very Low Income” = household income below 50% AMI  
“Extremely Low Income” = household income below 30% AMI

# **CITY OF ASHEVILLE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

**For Fiscal Year July 1, 2011 - June 30, 2012**

## **Section I: Introduction**

This report (the “CAPER”) describes the activities and accomplishments of the City of Asheville and the Asheville Regional Housing Consortium in their housing and community development programs in fiscal year 2011-2012. It focuses on how the City and the Consortium used federal Community Development Block Grant (CDBG) and HOME Partnership Act (HOME) funds, but it also mentions other closely related activities.

This is the second year of reporting on the goals and objectives set out in the City’s Consolidated Strategic Housing and Community Development Plan for 2010-2015.

The City of Asheville has been a CDBG entitlement community since 1974. We receive an annual grant from the U.S. Department of Housing and Urban Development (HUD) to be used within the City. CDBG funds can be used with great flexibility to provide “decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income”.

The HOME program, also funded through HUD, provides a block grant specifically for affordable housing. The City of Asheville joined with Buncombe, Henderson, Madison, and Transylvania counties in 1993 to form a consortium large enough to qualify for HOME funding. The HOME sections of this report therefore cover a wider geographic area than the CDBG sections. The City of Asheville is responsible for program administration, with advice from a Board on which all Consortium member governments are represented.

This report starts with brief overviews of CDBG and HOME expenditures and accomplishments (Section II) and the other funds they leverage (Section III). Section IV describes how activities address the objectives in our Strategic Plan. A summary of citizen comments (Section V) is followed by HUD-required certifications in Section VI. Section VII is a self-evaluation of progress, barriers to progress, and changes that are affecting our programs. Sections VIII and IX contain details of each activity receiving CDBG or HOME funds. Maps showing the location of these activities are in Section X. Section XI contains financial summaries and statistical information on program beneficiaries.

## Section II: Overview of Achievements

The City of Asheville and Asheville Regional Housing Consortium supported 69 separate projects with CDBG (32) and HOME (37) funds during the reporting year. Detailed descriptions of all program activities can be found in Section VIII (CDBG) and Section IX (HOME). The key accomplishments of these projects were as follows:

- 419 units of affordable housing were assisted, comprising:
  - 39 homes built or rehabbed and sold to first-time homebuyers;
  - 8 other homebuyers provided with direct homeownership assistance;
  - 72 new rental units constructed (of which all 72 were HOME units)
  - 26 homes received emergency repair;
  - 6 homes significantly rehabilitated for existing residents;
  - 47 homes weatherized;
  - 221 households received short-term rental assistance.
  
- 17,374 individuals benefited from human service and other programs:
  - 1,762 people received financial, relocation, housing and other support services
  - 5,128 persons experiencing or threatened with homelessness received legal services, shelter, increased income from benefits, mental health treatment, meals or other services;
  - 54 persons received fair housing information and/or conciliation or settlement of their fair housing complaints.
  - 41 youth received high school credit enhancement and were prevented from dropping out of school
  - 50 young persons received employment training through Green Opportunities;
  - 10,341 persons benefitted from improvements to transit, traffic calming and community facilities.
  
- 224 persons received business training, resulting in the start-up of 9 businesses and the expansion of 34 businesses.
- 3 loans were made to micro-businesses, assisting in the creation of 1 new business and the expansion of 2 businesses.
- Through these economic development activities, 18 full time jobs were created, and 68 were retained.

Programs must be targeted primarily to households below 80% of area median income. For the reporting period, excluding administrative expenses, 94% of CDBG and HOME funds directly benefitted households at or below 80% AMI.

Receipts and expenditures of CDBG and HOME funds are shown in Table 1.

**Table 1 - Receipts, Expenditures and Leveraging of CDBG and HOME funds**

<b>Income:</b>	<b>CDBG</b>	<b>HOME\ADDI</b>	<b>Other Funds</b>
Unexpended Balance at July 1, 2011	\$751,512.77	\$1,183,226.08	n\a
2011 Entitlement Grant	\$1,097,812.00	\$1,280,903.00	
Program Income and Other Repayments	\$297,392.06	\$79,505.06	
Adjustments to 2010-2011			
<b>Total funds Available</b>	<b>\$2,146,716.83</b>	<b>\$2,543,634.14</b>	<b>\$0.00</b>
Expenditures:			
Housing	\$640,155.27	\$932,235.79	\$9,639,764.80
Economic Development	\$191,264.19	\$0.00	\$4,738.00
Public Services & Fair Housing	\$181,324.97	\$0.00	\$1,774,565.00
N'hood Improvements & Infrastructure	\$2,646.00	\$0.00	\$0.00
Debt Services	\$0.00	\$0.00	\$70,615.00
Planning & Administration	\$212,316.13	\$121,913.22	\$61,517.00
<b>Total Expended:</b>	<b>\$1,227,706.56</b>	<b>\$1,054,149.01</b>	<b>\$11,551,199.80</b>
<b>Unexpended Balance at June 30, 2012</b>	<b>\$919,010.27</b>	<b>\$1,489,485.13</b>	<b>n\a</b>

### **Section III: Leveraging Other Funds**

An important feature of our programs is the amount of funding leveraged by use of CDBG and HOME dollars, in other words, the resources that are used along with CDBG and HOME dollars to address consolidated plan objectives.

The last column of Table 1 shows how much was spent from other sources on CDBG- and HOME-assisted activities. It shows that for every CDBG or HOME dollar spent on these activities, at least \$5.06 was leveraged from other sources in FY 2011-2012.

## Section IV: How Activities Addressed Strategic Plan Objectives

### *Affordable Housing*

The City of Asheville and its partners used CDBG and HOME funds to produce a total of 419 affordable housing units during the reporting year. “Production” includes units of rehabilitation, down-payment assistance, rent assistance, public housing units assisted, as well as new construction. Table 2 below compares this production and other outcome measures with the targets set out in our Consolidated Strategic Plan for 2010-2015. Table 15 in Section XI provides a breakdown of beneficiaries by location and tenure type.

**Table 2 - Affordable Housing Targets and Outcomes**

Production Type/Performance measures	Achievements				
	Annual Targets	5 year Targets	FY 2011	FY 2012	5 Year Percentage
New construction (or rehab) for homeownership	15	75	16	39	73%
Rehabilitation or repair of owner-occupied units	40	200	50	72	61%
New construction for rental*	100	500	128	72	40%
Rehabilitation/Repair of rental units	25	125	0	6	5%
Homeownership Assistance (Down payment assistance)	10	50	24	8	64%
Rent or Relocation Assistance	50	250	179	221	160%
Total units	240	1200	397	419	68%

In addition to the units listed above, at least another 215 units were provided that did not use or were not directly leveraged with CDBG or HOME funds. They are as follows:

- 10 new affordable rental units were assisted with Housing Trust Funds.
- 37 new affordable single-family homes were assisted under the City’s fee rebate program.
- 142 emergency repairs were completed by MHO in Asheville & Buncombe County that were not Asheville CDBG-assisted.
- 26 new affordable rental units were created in exchange for additional zoning density. These units are deed restricted for 10 years.
- 9 additional households were provided with downpayment from Mountain Housing Opportunities from non-CDBG/HOME resources.

### *Housing for People with Special Needs*

A high Consolidated Plan priority in housing is “to help those with the greatest needs - the homeless, people with extremely low incomes, the frail elderly, and people with disabilities”. Out of the 420 housing beneficiaries listed in Table 15, 61 (14.5%) were elderly and 200 (48%) had incomes below 30% of area median. 76 were disabled but not elderly. CDBG-funded housing-related services (Table 13) helped 2,128 persons, of whom 1,393 were extremely-low-

income persons, 414 disabled non-elderly persons, 327 elderly persons, and 404 homeless persons. 3,251 homeless persons were assisted through other services.

All of our housing programs can, and most do, serve people with disabilities and we have emphasized both accessibility and “visitability” in our evaluation of new housing projects. Retrofitting existing homes to make them accessible to disabled homeowners is a common part of the rehabilitation programs operated throughout the consortium.

### **Public Housing**

The Strategic Plan does not set specific targets in the Public Housing area. The City and the Regional Housing Consortium rather seek to assist the eight housing authorities in the Consortium area in achieving the objectives in their five-year plans. The following tables provide an update on the public housing units and vouchers administered by each authority

**Table 3 - Update on Public Housing Units - June 2012**

*\*\*Vacancies include units off-line for modernization or repair, and units assigned to applicants but not yet occupies, as well as units available for leasing.*

	Units	Vacant Units	Waiting List	HUD Capital Funding	HUD Operating Funding
Asheville	1531	54	790	\$2,019,566	\$7,433,100
Hendersonville	377	0	148	\$494,450	\$487,663
Brevard	163	2	72	\$198,507	\$544,237
Hot Springs	60	0	10	\$75,303	\$66,725
Mars Hill	Agency did not respond.				
Madison County	40	0	19	2011- \$55,275 2012- \$48,971	\$156,935

**Table 4 - Update on Section 8 Housing Choice Voucher Program**

	# of Vouchers	Waiting List	% returned unused**	HUD Funding in 2011-12	Section 8 Homeownership***
Asheville & Buncombe	1512	1392	36%	\$7,890,548	12
Henderson & Transylvania*	646	1213	59%	\$2,915,102	18
Madison County	184	42	20%	\$804,337	N/A

*\* Western Carolina Community Action administers vouchers for Henderson and Transylvania counties*

*\*\* Approximate percentage of vouchers issued during the year to people on the waiting list whose vouchers then expired before they could find a suitable unit to rent.*

*\*\*\*Number of voucher-holders purchasing a home and utilizing their vouchers as a source of mortgage re-payment (Madison County does not operate this program).*

The City of Asheville works particularly closely with the **Housing Authority of the City of Asheville (HACA)**, which serves both Asheville and Buncombe County.

During the reporting year the City partnered with the Housing Authority in the following projects:

1. The Housing Authority purchased the W.C. Reid Center from the City and began work this year to rehabilitate the facility as a sustainable jobs education and training center. Green Opportunities, Head Start, Partners Unlimited and the City's East of the Riverway office have been temporarily relocated to vacant public housing units across Livingston Street from the Reid Center. The City contributed \$50,000 from its TIGER II planning grant, and \$137,000 in HUD EDI funds granted to the City for the center. The Housing Authority is a partner with the City in its DOT TIGER II funded East of the Riverway sustainable neighborhoods program. Of note is that eight Green Opportunities-placed apprentices were employed by the asbestos removal contractor, and five of those persons have been permanently employed by that contractor.
2. The Housing Authority and City are co-applicants on a Choice Neighborhoods Planning Grant application, to focus on the Lee-Walker Heights Neighborhood. Lee Walker Heights is the oldest, most economically distressed and highest crime rate public housing development in Asheville. The initial application was not funded, but a positive grant review encouraged the Housing Authority and City to develop a strengthened application and reapply. Decisions are expected in the Fall of 2012.
3. Other City departments, including the Police Department, Sanitation Division, and Public Works Department have also worked closely with the Housing Authority on a number of **crime prevention and neighborhood improvement projects**. A joint policing program between the City and Housing Authority was in the planning stages this year.

### ***Homelessness***

The 2010-2015 Consolidated Plan clearly identifies the strategies of the 10-Year Plan to End Homelessness as the solution to end homelessness and reduce all types of homelessness. This past year, this work was strengthened by the Federal Plan to End Homelessness, which has been endorsed by the City of Asheville and Buncombe County Homeless Initiative Advisory Committee.

Collaborative efforts by public and private groups, led by the City of Asheville & Buncombe County's Homeless Initiative Advisory Committee, have resulted in a marked decrease in the number of people experiencing homelessness at any one given time and conversely, an increase in available resources to support homeless prevention, rapid re-housing, and permanent, supportive housing.

Despite the downturn in the economy and stresses to mental health, justice, and health care systems, the strategies implemented through the 10-Year Plan to end homelessness have helped keep the number of people experiencing homelessness from exploding and minimized the impact of chronic homelessness on individuals and the community.

## **Supportive Housing Services & Financial Assistance:**

- The Chronic Homeless Team, a sub-group of the Advisory Committee, has housed over 90 people experiencing chronic homelessness with an 86% retention rate. 90% of those housed have also increased their income and/or expanded access to community support in order to maintain their housing long-term.
- The Substance Abuse and Mental Health Services Administration awarded a Cooperative Agreement to Benefit Homeless Individuals to Homeward Bound. This agreement supports a collaboration of services that will house 165 chronically homeless individuals over a 3-year cycle through supportive housing, with the additional support of mental health and substance abuse recovery services in this project's case management system.
- The Charles George Veterans Administration Medical Center received an additional 35 vouchers through the HUD-VASH program. 10 of the 35 are dedicated to serve homeless veterans in Polk, Rutherford, Cleveland and McDowell Counties. The remaining 25 are in Asheville with a few being ported to Haywood County. This brings the total number of available vouchers is up to 180 for our community. With the addition of the new vouchers, the HUD-VASH team now has 6 case managers to work with those veterans making the transition from homelessness to housing.
- \$22,261 in new funding was granted to the Asheville-Buncombe Continuum of Care for permanent, supportive housing. This is in addition to the \$962,469 in renewal grants that fund services and housing for people who are experiencing homelessness.
- \$176,035 in Homeless Prevention and Rapid Re-Housing funds were used to prevent or end homeless for 357 people in 156 households. The HPRP grant program was completed this year. In total, 735 persons in 315 households were assisted.
- \$100,000 in funding from Buncombe County supported disabled individuals experiencing homelessness access mainstream benefits through the SOAR program. 47 cases were approved for benefits, with an average of \$190,000 in value of benefits

## **Data Collection**

- Asheville-Buncombe participates annually in the Annual Homeless Assessment Report. All agencies funded by federal, state, and local grants now enter data into the HMIS system.

**Table 5- CDBG and HOME Funding to Address Homelessness**

<b>Program</b>	<b>Helps the Homeless</b>	<b>Prevents Homelessness</b>	<b>FY 2010 Funding</b>	<b>FY 2011 Funding</b>	<b>FY 2012 Funding</b>
<b>System Coordination &amp; Support</b>					
COA - Homeless Initiative Coordinator	Yes	Yes	28,000	27,601	26,000
PLS - Resource Development	Yes	Yes	10,000	0	0
<b>Outreach</b>					
HB - Homeless Programs	Yes	Yes	92,027	87,403	87,192
<b>Prevention/Housing Stabilization Services</b>					
MHO - Emergency Repair Tier 1		Yes	75,000	69,003	80,000
MHO - Emergency Repair Tier 2		Yes	100,000	69,003	80,000
OT - Financial/Housing Counseling and Education		Yes	35,000	28,521	12,578
ABCCM- HPRP	Yes	Yes			20,920
EC - Housing Services	Yes	Yes	29,615	23,001	35,000
Helpmate - Domestic Violence Services	Yes	Yes	8,000	7,360	9,789
OT - HomeBase Rental Counseling	Yes	Yes	45,000	36,801	40,000
PLS - Homelessness Prevention	Yes	Yes	30,000	36,801	60,000
<b>Rental/Financial Assistance</b>					
ABCCM- TBRA	Yes	Yes	0	0	20,000
EC - Tenant Based Rental Assistance (Asheville)	Yes	Yes	0	19,129	25,000
EC - Tenant Based Rental Assistance (Buncombe)	Yes	Yes	0	39,200	0
HB - Tenant Based Rental Assistance	Yes	Yes	53,264	53,900	70,000
HACA - Tenant Based Rental Assistance	Yes	Yes	37,500	49,000	40,000
OT- Tenant Based Rental Assistance	Yes	Yes	37,500	24,500	25,000
<b>Permanent, Supportive Housing</b>					
HB - Supportive Housing Services	Yes	Yes	35,000	55,202	85,000
<b>Total</b>			<b>615,906</b>	<b>626,425</b>	<b>716,479</b>

## ***Fair Housing***

In May of 2011, the Asheville City Council designated the North Carolina Human Relations Commission (NCHRC) as the fair housing organization authorized to investigate and resolve federal and state fair housing complaints in the City. Buncombe County's Fair Housing Plan designated the Land of Sky Regional Council as its fair housing referral agency, and also authorized the State Human Relations Commission to investigate federal and state complaints.

During the past year, the North Carolina Human Relations Commission opened and investigated 15 fair housing complaints in Buncombe County (including the City of Asheville); and two in Henderson County. No cases were opened in Madison or Transylvania Counties. 10 of the investigations led to a determination of no cause; two cases were resolved through conciliation with settlement; two cases were withdrawn without resolution; one was withdrawn with successful resolution; and two cases are open.

The City has continued to work with the Asheville Buncombe Human Relations Council (ABCRC), which had previously been the primary fair housing vehicle for Asheville and Buncombe County. The organization has hired an Executive Director and is engaged in a strategic planning process. In collaboration with the NCHRC and the City, ABCRC has taken on a local referral role for fair housing complaints, and is working to help resolve landlord-tenant conflicts that are not fair housing related.

The City has funded ABCRC to develop a fair housing outreach and education plan, and to develop a training program for fair housing in Asheville and Buncombe County. ABCRC, Pisgah Legal Services and the NCHRC will be holding a fair housing training in Asheville on October 22 and 23, 2012. The City of Asheville and Buncombe County are co-sponsoring this training.

The Analysis of Impediments to Fair Housing is in its final draft stage. Land Of Sky Regional Council, as the lead agency for the HUD Sustainable Communities funded Gro-WNC process, agreed to act as lead agency to create the Analysis for the five participating counties, which include the four counties and municipal participants in the Asheville Regional Housing Consortium. Benchmark LLC was chosen as the primary contractor to develop the Analysis. The final report will be issued this fall.

While that report has been in process, the Consortium has continued to work to address the impediments to fair housing identified in the 2006 Analysis.

1. The lack of affordable housing (this was identified as the single most serious impediment to fair housing choice in our area)
2. The lack of accessible housing for people with disabilities
3. The rise of predatory lending targeted to minorities
4. The lack of resources for immigrants and exploitation of their fear, legal status, and language barriers
5. Zoning regulations that severely restrict the location of multi-family housing or special needs housing
6. The absence of affordable transportation

7. The lack of Minimum Housing Code enforcement throughout the Consortium
8. Section 8 voucher holders' inability to utilize their vouchers

For the reporting period, the City of Asheville and the Regional Consortium Board made progress in the following areas related to the reduction in impediments to fair housing:

#### **Impediment #1 - Lack of Affordable Housing**

For FY 2011-2012, the City of Asheville and the HOME Consortium members committed forty-five percent (45%) of CDBG program funds and 100 percent (100%) of HOME program funds (minus administration) to 25 projects and housing services that would produce a projected 349 affordable housing units. Projects are located throughout the Consortium area.

The City of Asheville Affordable Housing Advisory Committee began its work this year, with nine appointed members. The Committee recommended an immediate increase in the Housing Trust Fund, and has identified increased resources for affordable housing production as one of its top priorities.

Two Land Use Incentive Grants were approved this past year for affordable and workforce housing rental developments.

As reported last year, the City purchased 16 acres in foreclosure proceedings to protect Housing Trust Fund assets. During this past year, the City initiated eminent domain proceedings to gain access to a sewage pump station that was designed to serve the acquired parcels. The City successfully defended itself from a constitutional challenge to this taking. Although an appeal is likely, the City will continue to work to make this land available for affordable housing development.

#### **Impediment #4 -Lack of resources for immigrants and exploitation of fear, legal status and language barriers.**

The City provided local funding to the Asheville-Buncombe Community Relations Council (ABCRC) for education and outreach on fair housing issues. ABCRC has hired a Spanish-speaking Executive Director. Housing investigations for the coming year will be performed by the North Carolina Human Relations Commission, which has Spanish-speaking investigators.

#### **Impediment #8 - Section 8 Voucher Holders Inability to Use the Vouchers**

The Housing Authority of the City of Asheville (HACA) currently has 100% participation of landlords accepting its voucher holders. In addition, HACA has many new landlords wanting to participate in the Housing Choice Voucher program. HACA intends to continue to communicate and provide great consumer service to its participating landlords.

## Economic Development

The Strategic Plan's priorities for economic development in 2010-2015 are

1. To provide incentives to small businesses that will hire and retain living wage workers, especially in fields promising job growth, and
2. To provide accessible job training and placement for such employment.

**Table 6 - Economic Development Outcomes**

Annual Output Targets		Performance Measures	Annual Outcomes Targets	FY 2012
Small Business Job Creation and Retention	15 persons	#jobs created and retained by low income persons	15	
Micro-enterprise Assistance/Job Training	160 persons in micro-enterprise; 40 persons for job training	# Training Graduates	140	microenterprise: 224 Job training: 44
		# Obtaining employment	10	8
		# of start-ups and expansions	4	68
		# FTE* jobs	10	43
		# small businesses remain in operation 12 mos after assistance	5	n/a

\* Full-time equivalent

Two CDBG-funded programs contributed towards these targets during the program year: Mountain BizWorks provided business training and technical assistance to entrepreneurs; and start-up or expansion capital in the form of CDBG loans. 224 low-income beneficiaries were assisted. 20.5% percent were minorities. Green Opportunities provided workforce skills training to 16-24 year olds through its GO Training Team (GOTT) program. Green Opportunities also provided workforce skills training to City residents who were not part of the GOTT program.

The City's **Office of Economic Development (OED)** leverages partnerships and resources designed to enhance economic opportunities for all residents. Key activities during the year included:

### Support to New and Existing Industry:

In September 2011, existing industry Thermo-Fisher, a scientific equipment manufacturer, announced a major expansion which is creating 110 new jobs in advanced manufacturing, one of the strategic clusters targeted by the Region.

In November 2011, Nypro, a major advanced plastics manufacturer of products for the medical industry, announced a \$7.2 M expansion that will create 26 new jobs (Nypro is located just outside of the City limits).

In January 2012, American Re-cycling announced a new facility will locate in West Asheville, on the campus of Colbond Manufacturing. The company will invest \$1.5 M and create 20-30 new jobs in an urban infill project.

In April 2012, New Belgium Brewing announced it will construct its first east-coast Brewery, to be located in the heart of Asheville's burgeoning River Arts District. The Company will re-develop an existing Brownfields site into a new \$125 Million manufacturing facility, along with a destination Tasting Room, while creating over 100 new jobs.

In May 2012, Plasticard-Locktech International, the world's largest manufacturer of hotel-room key cards, announced an expansion of its South Asheville facility, investing \$4.6 M and creating 42 new jobs.

In June 2012, the City and County announced a \$75 Million expansion of international construction equipment component manufacturer Linamar Corporation which will create 250 new jobs. This major expansion comes on the heels of the company's initial investment of over \$125 Million in machinery and equipment, and 400 new jobs in June of 2011.

The City also successfully renewed the North Carolina Department of Commerce designation as an **Urban Progress Zone (UPZ)**. The UPZ designation will allow businesses locating in distressed areas of the City to earn Tax Credits for new jobs and investment within the zone.

#### Support of Catalytic Projects:

The City, County, and Tourism Development Authority were successful in recruitment of a Major NCAA College Basketball Tournament. The Southern Conference Men's and Women's Championships were held in two venues in Asheville in March 2012, with an estimated economic impact of \$4.4 Million in the historically slow room-night month of March.

A new public-private partnership development was completed in early summer 2012. The city opened the 400 space public parking deck along with a new private 100 room mid-price hotel on top of the garage. A future phase of workforce housing will wrap the garage and provide housing for service employees in the CBD.

"*The Hunger Games*", an \$85 Million major motion picture filmed on city property and surrounding areas, opened in March 2012. The extreme popularity of the motion picture has created several entrepreneurial activities, including tours of areas where the filming took place.

#### Regional Economic Development:

City Council provides \$40,000 to support the regional economic development partnership with Buncombe County and the Chamber, with an additional \$20,000 for the EDC's Capital Campaign—The 5x5 Plan, which is aimed at creating 5,000 new jobs in 5 years in 5 strategic clusters. The city also participates in regional economic development programs through CarolinaWest, AdvantageWest, and Land-of-Sky Regional Council. The Asheville Metro area was named by Forbes magazine in 2012 as one of the Top 25 Metro Areas for Business and Job Growth.

#### Property Redevelopment:

In May 2012, the City completed the acquisition of 14 Riverside Drive. This acquisition is part of the City's strategy to develop a continuous park/open space amenity along the west side of Riverside Drive as conceptualized in the Wilma Dykeman RiverWay Master Plan and other City-adopted plans. City staff has coordinated Brownfield Program efforts with the RADTIP (River Arts District Transportation Improvement Project), including preliminary engineering and environmental assessment for a 2.2. mile section of the Wilma Dykeman RiverWay.

#### Minority Business Program:

This OED program assists minority businesses seeking certification with the State's office of Historically Underutilized Businesses.

#### Riverfront Redevelopment:

The Asheville Area Riverfront Development Commission - charged with supporting the continued development and sustainability of the riverfront- was created in 2009. The major announcement of the location of New Belgium Brewing was a water-mark event for the Commission, which will now be working with City staff on development of public infrastructure improvements, such as street upgrades, greenways, and traffic control improvements, in the area. This commission is a strategic partnership and includes appointees from the City of Asheville, Buncombe County, RiverLink, Council of Independent Business Owners, Asheville Area Chamber of Commerce, the Town of Woodfin, and the City's River District Design Review Committee. The Commission acts as an advisory board and provides policy recommendations to the City and strategic partners.

#### Ethnic Minority Business Capital Alliance

During the fall and winter of 2011-2012, the City supported an investigation into the availability of capital for ethnic minority businesses in Asheville. Five meetings were held of a diverse group including business owners, business service providers, economic and social advocates, grass roots organizations and city staff. The process was staffed by a private sector consultant, with research and communications assistance provided by city staff and an undergraduate student intern. The following recommendations were agreed upon and presented to the Asheville City Council.

1. **Technical Assistance - Need for improved outreach and coordination of technical assistance services**

**Recommendation:** The City should work with service providers to help ensure effective outreach to ethnic minorities seeking to start businesses. Service locations should be easily accessible to ethnic minority persons. Organizations and businesses dedicated to serving ethnic minorities should be consulted and employed in outreach.

**Recommendation:** Technical assistance for small businesses needs to be complemented by one-on-one case management, mentoring, collaboration, and coordination with other service providers. Case management can facilitate both in-house and external services.

## **2. Capital Gap - Lack of Collateral and Credit**

**Recommendation:** Capital funds need to be targeted to assisting ethnic minority businesses, and be available to assist these businesses at varying stages of business development, from start-up to emerging or expanding. The capital should be available both as direct loans and as funds to guarantee or otherwise collateralize loan funds from other sources.

**Recommendation:** Local and state MBE officials need to be engaged in developing concrete and effective strategies to increase ethnic minority contracting with public entities.

**Recommendation:** A joint payables program should be established for lenders and vendors to assist ethnic MBE firms and other small businesses in contracts/procurement.

**Recommendation:** Establish a local chapter of the Carolinas Minority Supplier Development Council, giving MBE Members access to the Business Consortium Fund.

## **3. Organizational Support - Need for dedicated leadership and structure to focus on delivery of capital and technical assistance**

**Recommendation:** Community Development Financial Institutions (CDFIs), either new or existing, that directly address the needs of underserved ethnic minority businesses in Asheville and Buncombe County should be supported. Supported organizations should provide leadership in developing a synergistic infrastructure of funding, excellent technical assistance, meaningful networking and marketing opportunities. Organizations should provide case management for ethnic minority business clients while collaborating and coordinating with outside service providers as necessary.

**Recommendation:** Existing service providers should be utilized to the maximum extent possible.

**Recommendation:** Establish a Council-appointed Committee to continue to focus on the issues of ethnic-minority business formation and support.

## **4. Need for greater understanding of challenges faced by ethnic minority entrepreneurs**

**Recommendation:** The City and its economic development partners should survey existing ethnic minority business owners to understand their needs and engage them as models for new entrepreneurs.

Some of these recommendations are being implemented by existing service providers, and new efforts have also been initiated. The Council's Housing and Community Development Committee has welcomed input on these recommendations, and proposals for how City resources may be used most effectively and appropriately.

### ***Other Non-Housing Community Development***

The Five Year Strategic Plan identified the following priority areas for supporting non-housing community development in Asheville:

#### Highest Priorities:

1. Provide needed services that directly support affordable housing and increased employment opportunities.
2. Develop infrastructure that will strengthen existing neighborhoods, and make them sustainable, by connecting people to jobs, education and services through transportation improvements.

#### Additional Priorities:

1. Support youth mentoring, after school education and other youth services as part of neighborhood revitalization.
2. Support development of and improvement of multi-use community centers that provide recreation, education and other community services.

During the reporting year, the economic development activities supported these priorities, as did the following CDBG programs:

- City of Asheville Transportation Improvements, including bus shelters and accessibility improvements and sidewalk construction (ongoing);
- OnTrack's financial counseling programs;
- Helpmate's programs to assist victims of domestic violence.
- Partners' Unlimited School Drop-Out Prevention Program

**Table 7 - Non-Housing Community Development Achievements**

Annual Output		Program Type	Outcome	Performance Measures		Annual Outcome
Target		Actual FY		Measure	Target	Actual
		2012				2012
2 Projects	Transportation Accessibility	1 shelter installed, two shelters purchased	Improved infrastructure in Low Income areas	# of LI residents with access to bus shelters and other facilities	13,500 (8,900 low-income)	8018 Persons
1000 lf	Street, Sidewalk, Greenway Improvements	Emma Sidewalk Project- 2,155 feet of sidewalk under construction	Improved infrastructure in targeted low-moderate income areas	# of households with access to improved infrastructure	100 households	2,323 persons will have access to improved infrastructure upon completion
1200 persons	Financial, Housing and Family Support Services	3475	Prevent homelessness and stabilize households	# of persons avoiding eviction or foreclosure, or obtaining safe affordable housing	300 persons	1860
			Improve financial well-being	# persons improved credit	325 persons	N/A
			Low Income and minority households find permanent housing, including rentals and homeownership	# of LI homebuyers	40	28
				Of these, # African American or Latino	10	9
1500 homeless persons assisted	Homeless Services	3251	Increase income by obtaining benefits	# obtaining at least one entitlement benefit	10	713
			Engage in mental health treatment /counseling	# attending at least one mental health treatment or counseling session	130	513
			Move to permanent housing	Persons obtaining permanent housing	25	111
80 youth participate	Youth Services	68	Improved academic performance	# students improve their grades and attendance	40	41
			Parent involvement increases	# parents attending meetings, trainings or volunteer in program	20	N/A

## **Sustainability**

Sustainability is a key goal of the 2010-2015 Consolidated Plan, as well as key strategic goal of the City. The City and Consortium members have been partners in the Gro-WNC program, funded through the HUD Sustainable Communities Regional Planning Grant awarded last year to the Land of Sky Regional Council. The overall objective of the program is to create a regional sustainability plan, with specific strategies that will be enacted region-wide.

The City began working this past year on the \$850,000 DOT TIGER II Planning Grant funded deliverables, in the East of the Riverway Sustainable Neighborhoods program. A notable accomplishment was the allocation and disbursement of \$50,000 of the TIGER II grant to the Asheville Housing Authority for the Green Jobs Education and Training center, located at the former Reid Community Center in the East of the Riverway target area. As reported in last year's CAPER HUD, the Housing Authority was awarded a Public Housing Authority Capital Grant of \$3.9 million for this project. The City also moved towards the formal transfer of an additional \$137,000 to the project, as it received HUD's approval to subgrant that amount initially awarded to the City for the Reid Center in a HUD EDI SPG grant. Other planning activities to be supported by this grant include the creation of a transportation network plan; an area energy plan; and bringing three greenways to construction readiness. Public participation is the foundation of the grant-funded activities, especially to the residential neighborhoods in the area, which include six public housing communities.

## **Neighborhood Revitalization Strategy Area**

The City amended its Consolidated Strategic Plan in January 2007 to designate the West Riverside neighborhood as a CDBG Neighborhood Revitalization Strategy Area (NRSA). This area was the focus of a Weed and Seed program supported by a five-year grant from the Department of Justice awarded in June 2006. The Weed & Seed/NRSA program completed its fifth program year, and has transitioned to a self-sustaining model.

## Other HUD-Defined Priorities

### *Removing Barriers to Affordable Housing*

**Funding:** In addition to allocating 100% of HOME funds (minus Admin funds) and 45% of CDBG funds to affordable housing projects and related services, the City appropriated an additional \$300,000 in July 2011 for its Housing Trust Fund (HTF). \$507,000 was allocated this year to two projects which will produce 28 affordable rental units when complete:

**Table 8 - Housing Trust Fund Loans Activity in 2011-2012**  
**Housing Trust Fund Loans Approved FY 2011-2012**

Project	Developer	Units		Amount	Status
		Rental	For Sale		
West Chapel Rd	Beaucatcher Commons LLC	6	0	\$120,000	Not yet closed.
Glen Rock Hotel	MHO	22	0	\$387,000	Not yet closed.

### **Housing Trust Fund Loans Closed and Disbursed 2011-2012**

Project	Developer	Units		Amount	Status
		Rental	For Sale		
Shiloh Rd	Beaucatcher Properties LLC	4	0	\$80,000	Fully leased and occupied.

Buncombe County created a local Housing Trust Fund In 2004, and has appropriated approximately \$300,000 each year since then. The Fund is used for low interest loans for new construction of single-family and multi-family homes that are priced affordably and downpayment assistance programs as well as emergency repair programs. In partnership with the City, the County also offers a permit fee rebate program for construction of affordable homes.

In addition, in 2007 Buncombe County created an Employee Housing Trust Fund. The purpose of the program is to assist fulltime permanent employees, or part time employees who have been employed by the County for at least one year, with their housing needs. Funding is available for homes within Buncombe County, and homes must be owner occupied. Employees must be at or below the area median income, based on family size. Eligible uses of funds include downpayment assistance, home rehabilitation, or new construction. Loans may be available for up to \$10,000, no matching funds are required. Loans can be made for up to a five year period, payable at 2% interest. A loan repayment schedule will be established, and employees can

repay the loan through payroll deduction. A Note and Deed of Trust will be placed on the property to secure the loan.

**Fees:** The fee rebate program operated by the City of Asheville provided a total of \$70,528.15 in City permit fee rebates and \$71,154.50 in Water Department rebates for a total City rebate investment in affordable housing of \$141,682.65; and \$19,800 in rebates provided by the Metropolitan Sewage District (MSD). Fee rebate programs assisted 37 single family homes and 146 rental units. 82 if the rental units were also HOME-assisted units; and all 146 rental units also were assisted with Housing Trust Funds.

Buncombe County continued to offer reduced landfill fees for waste materials generated by affordable housing projects and used its housing trust fund to reduce permit fees.

**Land Use Incentive Program Grants:** The City conditionally awarded two Land Use Incentive Program (LUIP) grants this year for rental housing developments located in the City. If built as proposed, the two projects will create a total of 456 rental units, of which 71 will be affordable to persons earning 80% of median income. 245 units will be affordable to persons earning less than 120% of median income (“workforce housing”). These projects also meet Energy Star standards, and are “locational efficient.”

**Policy:** In the past year, the City commissioned an Affordable Housing Advisory Committee to bring recommendations to City Council to help create and retain affordable housing in Asheville.

**CNT Project:** During the past year, the Center for Neighborhood Technology, in collaboration with City staff, assessed the locational efficiency of Asheville’s assisted housing, to enable the City align its affordable housing policies and incentives with locational efficiency. CNT, the creator of the Housing + Transportation Index, published Location Efficient Affordable Housing for a More Sustainable Asheville in April of this year.

### ***Actions to Reduce the Number of Persons Living in Poverty***

Most of the activities conducted by the CDBG and HOME programs benefit low and very low-income persons and help to raise families out of poverty. Generally speaking, households below 30% of median income are also below poverty level, but the correlation is not exact. Statistics based on the Census definition of poverty cannot be gathered without imposing heavy additional reporting burdens on our subrecipient agencies.

Tables 13 and 14 (in Section XI) show that the programs with the greatest impact for people in poverty were:

- Homeward Bound - Supportive Housing Services, AHOPE Homeless Programs, and Tenant Based Rental Assistance (TBRA)
- Eblen Charities- Services for the Homeless and TBRA
- OnTrack- HomeBase housing services and TBRA
- Housing Authority of the City of Asheville- TBRA
- Pisgah Legal Services - Homeless Prevention Program
- Green Opportunities - GO Employment Training
- Madison County’s homeowner rehabilitation program
- Helpmate- Crisis Stabilization Program.

Overall, 72% of CDBG beneficiaries (excepting area-wide beneficiaries) and 51.5% of HOME beneficiaries were from households with income less than 30% of the area median, i.e. most likely living in poverty.

### ***Developing Institutional Structure and Enhancing Inter-Agency Coordination***

Asheville is fortunate in the number and strengths of its non-profit agencies and housing developers. A variety of formal and informal linkages exist between them and with government and the private sector.

The **Asheville Regional Housing Consortium Board** provides an outstanding example of regional coordination in its oversight of the HOME program and advice to Asheville City Council on the allocation of funds. Encompassing 4 counties and 10 municipalities, it has worked cooperatively since 1993 to bring the benefits of the program to all areas of the 4-county Consortium.

The Consortium directly supported rural housing capacity building by providing matching funds and technical services that resulted in the award of a USDA Technical Assistance Grant, managed by Land of Sky Regional Council. With the support of these grant funds, LOS has provided capacity building services to the Community Housing Coalition of Madison County and the Transylvania County Community Land Trust.

The **Henderson County Affordable Housing Coalition** is an active group of housing providers and advocates seeking to meet affordable housing needs throughout Henderson County.

The **Transylvania County Community Land Trust** has embarked upon a business plan to increase affordable housing development there.

### ***Monitoring and Technical Assistance***

Most of the CDBG and HOME funds administered by the City of Asheville are disbursed through grants to other governments or non-profit agencies. The City maintains a Monitoring Plan that assesses the risks of each project and conducts a planned cycle of monitoring visits during the year to insure that projects are being carried out in accordance with the grant agreement, and in compliance with the HUD regulations. Desk reviews and on-site visits listed below include a detailed review of program and client recordkeeping either submitted by the agency or reviewed directly at the agency's own offices. Other site visits are limited to observation of the program and technical assistance on specific issues. Not listed are the frequent telephone calls, e-mail exchanges, and technical assistance meetings in City Hall, that take place as projects are implemented. Monitoring activities are listed in Table 9.

### ***Rental Housing Inspections (HOME Program only)***

HUD regulations require on-site re-inspection of completed HOME-assisted rental housing developments throughout the required affordability period. Inspections cover compliance with property standards, rent limits, and tenant income limits. The frequency of inspections is determined by the number of HOME-assisted units in the development. The City maintains a collaborative relationship with the North Carolina Housing Finance Agency, which conducts inspections for all projects that have been funded by the Agency. The City receives and reviews the inspection reports, and considers these the completed inspections for the HOME program as well. Table 10 lists the Consortium's HOME-assisted rental projects subject to inspection and the most recent inspection activity for those projects.

**Table 9 - 2011-2012 Agencies Monitored**

**CDBG**

<b>Agency</b>	<b>Programs</b>	<b>Last Monitored</b>	<b>Type of Monitoring</b>
Asheville Area Habitat for Humanity - Housing Services	Housing services	June, 2012	Progress Reports
Asheville Buncombe Community Relations Council	Fair Housing/Employment	Jan 2012	On-Site Review: Compliance
City of Asheville	Emma Sidewalks	June, 2012	Progress Reports
City Of Asheville (Transit)	Bus Stop Shelters	June, 2012	Progress Reports
On Track - Financial Counseling	Credit Counseling	June 2012	Progress reports
On-Track- HomeBase Housing Services	Homebase Rental Assistance	June, 2012	On-Site, TA
Eblen Charities	Housing Services for Homeless School-Age Children	January 2012	On-Site Review: Compliance
Eblen Charities –	Households Who are Homeless	January 2012	On-Site Review: Compliance
Eagle-Markets Streets Development Corporation	Eagle-Market Renaissance	June, 2012	Final Review and Close out
Green Opportunities- GO Weatherization Assistance	Asheville GO Weatherization	May, 2012	Desk Review
Green Opportunities - Asheville GO Training	Asheville GO	June, 2012	Progress Reports
Helpmate - Crisis Stabilization	Domestic Violence Services	May, 2012	Progress Reports
Homeward Bound - Homeless Programs	Homeless Programs	June 2012	Progress Reports
Homeward Bound - Homeless Programs	Supportive Housing Services	June 2012	Progress Reports
Housing Authority of the City of Asheville	Lee Walker Heights Housing Services	Not yet underway`	Desk Review
Mountain Housing Opportunities - Emergency Home Repair Tier I	Emergency Repair	June 2012	Desk Review, Inspections
Mountain Housing Opportunities - Emergency Home Repair Tier II	Tier II Home Repair	May 2012	On-Site Review: Inspections
Mountain Housing Opportunities - Housing Services	Housing Services	May, 2012	On-Site Review
Mountain Housing Opportunities - Down Payment Assistance	Down Payment Assistance	June 2012	Desk Review
Mountain BizWorks	Micro-business Development	June, 2012	Desk Review
Mountain BizWorks	Small Business Loan Pool	June, 2012	Desk Review Loan Documentation
Mt Zion Development Corporation	Workforce Housing	July, 2012	Final Review and Close Out, Meeting
Pisgah Legal Services - Homelessness Prevention	Homelessness Prevention	June, 2012	Progress Reports

HOME

Agency	Programs	Last Monitored	Type of Monitoring
Asheville Area Habitat	Woodland Court	August 2011	Progress Reports
Community Housing Coalition of Madison County	Rural Housing Rehab	August 2012	Desk Review: Compliance
Eblen Charities	Tenant Based Rental Assistance	January 2012	Site Visit
Henderson County Habitat	Shuey Knolls Subdivision	January, 2012	On-Site Review: TA, Project Review
Henderson County Habitat	Dodd Meadow Single-Family Housing Phase I	March, 2012	On-Site Review: TA, Compliance Review
Homeward Bound	TBRA	July 2012	Desk Review
Housing Assistance Corporation	Oak Haven	March, 2012	Site Visit, Davis-Bacon Interviews
Housing Assistance Corporation	Mapleton-Ridge Crest Development	April, 2012	Desk Review, TA
Housing Assistance Corporation	Multi-family Housing Predevelopment	February, 2012	Progress Reports
Housing Authority of the City of Asheville	TBRA	June 2012	Progress Reports
Mountain Housing Opportunities	Eagle Market Place Family Housing Development	<i>Not yet contracted</i>	Progress Reports
Mountain Housing Opportunities	Larchmont Development	February, 2012	Site Visit, Desk Review
Mountain Housing Opportunities	Single Family Scattered Site Development	February, 2012	TA, Desk Review
Mountain Housing Opportunities	Self-Help Homeownership	May, 2012	Desk Review, Progress Reports
Mountain Housing Opportunities	Rental Pre-development	April, 2012	Progress Reports
Mountain Housing Opportunities	Rural Housing Rehab	June 2012	Desk Review: Compliance
Mountain Housing Opportunities	Direct Homebuyer Assistance	June 2012	Desk Review
On Track	HomeBase Tenant Based Rental Assistance	June 2012	Desk Review
WC Community Action	Down Payment Assistance	May 2012	Desk Review

**Table 10 - 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	June -2012	Aug - 2010	9001445
Laurel Bridge Apartments	Asheville	10	1996	May - 2009	May - 2009	10431
Excelsior Apartments	Brevard	116	1997	Jun - 2011	Aug - 2011	9001288
River Glen Apartments	Arden	106	1998	Sep - 2012	June - 2012	9001349
Overlook Apartments	Asheville	229	1999	Jul - 2012	Aug - 2010	9001444
Laurel Wood Apartments	Asheville	229	1999	Oct - 2010	Oct - 2010	
Wind Ridge Apartments	Asheville	360	2001	June - 2012	Aug - 2010	9001345
Dunbar Place Apartments	Asheville	495	2002	Jun - 2011	Jul - 2012	9002105
Compton Place Apartments	Asheville	512	2003	June -2012	Aug - 2010	9001397
Hillside Commons	Hendersonville	517	2003	Oct - 2011	Sep - 2011	9001398
LIFE House Apartments	Asheville	528	2004	Oct - 2010	Aug - 2011	9002117
Battery Park Apartments	Asheville	597	2005	May - 2012	June-2012	9002245
Northpoint Commons Apartments	Woodfin	510	2005	Oct - 2011	Aug - 2011	9001406
Woodfin Apartments	Asheville	631	2006	Jun - 2009	Jun - 2009	11475
Griffin Apartments	Asheville	620	2006	May - 2010	Aug - 2011	9001413
Highland View Apartments	Hendersonville	643	2006	Apr - 2010	Sep - 2011	9001411
Mainstay Manor	Hendersonville	679	2007	Aug - 2010	Aug - 2010	11757
English Hills	Brevard	641	2007	Mar - 2012	Aug - 2011	9001314
Vanderbilt Apartments	Asheville	697	2008	May - 2012	Jun - 2012	9002246
Independence Cottages	Asheville	632	2008	May - 2008	May - 2008	11474
Sugar Hill Apartments	Hendersonville	559	2008	July - 2010	Sep - 2011	9000670
Northpoint Commons Apartments II	Woodfin	564	2008	Sep - 2011	May - 2012	9001416
Crowell Park Apartments	Asheville	736	2006	Jul - 2012	May - 2010	9001412
Glen Rock Apartments	Asheville	760	2011	Feb - 2011	May - 2012	TBD
Skyland Senior Apartments	Asheville	857	2011	May - 2011	May - 2012	TBD
Westmore Apartments	Asheville	921	2011	Nov - 2011	N/A	TBD

## Relocation & Displacement

The City makes every effort not to displace anyone unless absolutely necessary. We follow a *Displacement and Relocation Policy* which sets out a plan for avoiding the displacement of homeowners, residential tenants, businesses, and non-profit organizations as a result of federally funded activities, and for providing assistance in accordance with the Uniform Relocation Act in those cases where displacement is unavoidable. The City also operates an optional relocation policy to assist tenants displaced from substandard property by City actions.

During the reporting year, no permanent relocation was caused by use of CDBG or HOME funds.

### ***Recapture Provisions for Homeownership Activities (HOME Program only)***

HOME regulations require that when HOME funds are used to provide homeownership opportunities, the assisted unit must remain affordable for an extended period, as follows:

<u>HOME Funds Provided</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years

The Asheville Regional Housing Consortium has used a “recapture” method to ensure continued affordability. At the sale of the home to the initial eligible buyer, the HOME funds are provided in the form of a non-amortizing, deferred second mortgage, secured with a Promissory Note and Deed of Trust. This reduces the conventional first mortgage to an amount the buyer can afford. When the HOME loan is due to be repaid (e.g. on subsequent sale) the homeowner is always ensured recovery of his/her investment after taking into account the cost of sale and of any improvements made. At the City’s discretion, a subsequent low-income buyer may assume the HOME loan.

For example, if a low-income family buys a HOME-assisted unit for \$100,000, but can afford a first mortgage of only \$80,000, up to \$20,000 of HOME funding may be placed as a deferred, zero percent, second mortgage, enabling the family to make monthly payments only on the \$80,000 first mortgage. If, during the 10-year period of affordability the family decided to sell the house to a non-income-eligible family, the HOME investment would have to be repaid. If the home was re-sold for \$110,000, the HOME loan would be repaid in full and the homeowner would realize \$10,000 (less costs of sale) in equity appreciation. However, if the home sold for only \$95,000, the HOME repayment would be reduced so that the owner was not in a “negative equity” position.

Because of the high rate of appreciation of property in our area, some subrecipients and CHDO’s have started to charge an interest rate on the HOME second mortgage equal to the rate of appreciation of the property value between the first and second sale. This effectively shares the equity appreciation between the HOME program and the buyer in the same ratio as that between the HOME loan and the other initial financing. The enhanced amount of HOME funds recaptured should be sufficient to assist another income-eligible family to buy a home in the market conditions then prevailing.

The City of Asheville has provided all HOME subrecipients and CHDOs with a model Promissory Note and Deed of Trust to ensure compliance with the Recapture provisions and other HOME requirements, as applicable. HOME funds are not allowed to be used for a development subsidy, which is the amount by which the development costs exceed the fair market value.

The Consortium will be considering recommendation for changes to the resale/recapture provisions in the Fall of 2012.

### ***Affirmative Marketing***

The City of Asheville has established procedures to affirmatively market housing units rehabilitated or newly constructed through the HOME and CDBG programs, to ensure that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex, or national origin.

The City and its partners in the Consortium have adopted procedures to:

1. Inform the public, potential tenants and others about the federal Fair Housing Law and Affirmative Marketing policies;
2. Require owners to inform the general public about available rehabilitated units;
3. Solicit applications from persons in the housing market area who are not likely to apply for units without special outreach;
4. Require owners to keep records on (a) the racial, ethnic and gender characteristics of tenants and applicants and (b) activities they (the owners) undertake to inform the general renter public;
5. Assess the affirmative marketing efforts of property owners by examining owners' records on actions they have taken;
6. Take corrective action if it is concluded that an owner has failed to carry out the required affirmative marketing procedures.

Table 14 shows that of the 291 households assisted with HOME funds this year, 54% were White, 43% African-American, and 3% of other minority race, and 1% were of Hispanic ethnicity (compared with a general population in the area that is 89% White, 5% African-American and 6% other minority by race, and 6.5% Hispanic). 54 beneficiaries were non-elderly disabled. The marketing policies carried out by the City, its subrecipients and CHDOs are effective in reaching a diverse group of beneficiaries, whether classified by income, race, national origin, age, disability or family type. More attention needs to be placed on marketing to those of Hispanic ethnicity throughout the Consortium region. One area where improvement is being shown is in homeownership, where 11% of new homeownership in the past year was by those of Hispanic ethnicity.

### ***Minority Business Outreach***

The Minority Business Program is a function of the Office of Economic Development for the City of Asheville. For FY 2011-2012 the MBE Program mission remained the same: to increase contracting opportunities for minority and women-owned businesses for the City of Asheville. The objectives of the Minority Business Plan are:

1. To provide minority businesses equal opportunity for participation in City and County contracting and procurement;
2. To increase the City's awareness of available minority business vendors and the available product lines and services they provide through the development of a minority business list;
3. To assist minority businesses in registering on the State of North Carolina's Office of Historically Underutilized Businesses roster and keeping such firms informed of opportunities in contracting, procurement and purchasing;
4. To sponsor workshops and conferences which assist minority businesses in becoming actively involved in procurement and contracting opportunities;
5. To provide clear and concise procedures for monitoring the Plan compliance and to provide procedures for the resolution of complaints against businesses holding construction, procurement or service contracts with the City.

In addition to the City's efforts, the State of North Carolina has an Office of Historically Underutilized Businesses. The City of Asheville has used this listing of minority and women vendors since fall 2005. Certification of minority and women owned firms provides an online registration format through the State's VendorLink system for all vendors, and it allows vendors to request Historically Underutilized Business or HUB status as a part of that registration. As of July 1, 2009, all public funded agencies in North Carolina, including the City of Asheville, went to a statewide uniformed certification process through the North Carolina Office of Historically Underutilized Businesses. Minority vendors can be accessed through the website at the following address: [www.doa.nc.gov/hub](http://www.doa.nc.gov/hub) or <http://www.ips.state.nc.us/ips/vendor/srchven.asp>.

Agencies using HOME Program funds have been instructed on using this site since the City began to use the state's minority and women vendors in 2005. HOME-funded agencies can readily find minority vendors for their contracting and purchasing needs.

### ***Matching Funds (HOME Program only)***

For every \$100 in HOME funds expended on projects, the Consortium is required to provide at least \$25 in matching non-federal funds. The City of Asheville accounts for all match funds that are expended on HOME-assisted activities each program year. In some projects, match funds exceed the 25 percent requirement, resulting in surplus match that can be carried forward to reduce the match amount required in future years.

In recent years, the Consortium has generated large amounts of surplus match as a result of Habitat for Humanity activities in Asheville and Henderson County. These Habitat chapters finance each house at zero percent interest for 20-25 years. HOME regulations allow match to be calculated as the difference between the yield of this "below market interest rate" loan and the yield that would have been realized if a market interest rate had been used. As a result, the Consortium is not currently requiring Member Governments and CHDOs to generate match on their projects.

The Consortium has over \$5 million in accumulated match. The Match Log for this year is being prepared and will be sent to HUD upon completion.

## **Section V: Citizen Comments**

Advertisement of the availability of the draft CAPER was published in the Asheville Citizen's times on September 19th and invited questions and comments. No questions or comments have been received.

## **Section VI: Certification that the City is pursuing its HCD Plan**

### **i. By Pursuing Resources**

The City has pursued all federal state and local resources identified in its annual Action Plans. Section III of this plan shows how CDBG and HOME funds have been used successfully to leverage other resources.

### **ii. By Supporting Grant Applications by Other Agencies**

The City has actively supported other public and private non-profit agencies in developing new programs and applying for funding from HUD and other sources. No agency seeking a Certificate of Consistency with the City's Consolidated Plan was refused.

### **iii. By Acting to Implement the Consolidated Plan**

Section IV demonstrates the progress that the City and its partners have made in implementing the Consolidated Plan. The City has committed and expended CDBG and HOME funds in a timely manner. It has never hindered this process by action or deliberate inaction.

## Section VII: Self Evaluation

### *Impact of programs*

This is the second annual performance report under the Consolidated Housing & Community Development Plan for 2010-2015. Solid progress has been made toward the objectives of that plan in all areas.

Affordable housing remains the City's and the Consortium's primary focus, the lack of which is also the primary issue identified in the 2006 Analysis of Impediments to fair housing in our area. This year, we completed **419 units of affordable housing** that were directly assisted with CDBG or HOME funds. That we exceeded our annual production target of 240 units is a notable accomplishment in the current economy. Each of these units represents a household with significantly improved housing, whether through buying their first home, moving into a decent affordable rental unit, or having essential repairs done to a substandard home. It is notable that the largest number of assisted units was through tenant based rental assistance (TBRA). This recognizes the City and Consortium's commitment to ending chronic homelessness by 2015. The Consortium's TBRA program as operated by its partners Homeward Bound and the Asheville Housing Authority was recognized by HUD at its 20<sup>th</sup> HOME Anniversary celebration with a "Doorknocker Award."

The City of Asheville continues to be the focus areas in the Consortium for housing production. Of the total 419 units produced this year, 365 were in the City of Asheville. Excluding Tenant Based Rental Assistance units, 198 units were produced Consortium-wide, and of those, 166 were produced in Asheville. Rental housing production is the highest priority of the Consolidated Plan for Asheville and Buncombe County. Mountain Housing Opportunities completed and quickly leased up the Westmore Apartments, a 72 unit tax-credit development assisted with HOME funding and located in west Asheville. Mountain Housing Opportunities has also nearly completed the 60 unit Larchmont development this year. The demand for LIHTC units overwhelms the supply, and the City and County have both committed significant local funds to try to ensure the competitiveness of proposed developments in the City and County. Housing Assistance Corporation completed construction of the 56 unit Oak Haven LIHTC development for elders in Hendersonville, and has begun lease-up.

The Asheville Area Habitat for Humanity (AAHH) is fully engaged in its Carney Place development. The land for this development was owned by the City of Asheville, and had been proposed for other developments since the 1990's. A partnership between the City and AAHH has enabled the homes to be sold affordably, and will help retain the long-term affordability of this development. AAHH, The Henderson County Habitat for Humanity, Mountain Housing Opportunities and Housing Assistance Corporation remain committed to the development of single-family homes for purchase by low- and very-low income buyers. Henderson County Habitat for Humanity began the development of its Dobbs Meadow project, located close to transit and services.

The City of Asheville continues to contribute substantial amounts in low-interest loans for affordable housing development through its Housing Trust Fund. During the reporting year, \$507,000 in new loans was approved, which will support the production of 28 new affordable units. Since the creation of the HTF in 2000, over \$8.2 million has been loaned to assist in

developing 834 affordable rental and homeownership units, of which 736 have been completed.

Mountain Housing Opportunities completed 25 CDBG funded emergency repair projects on single-family homes, allowing the current residents, who are often elderly, to remain in their homes. Six HOME funded rural home rehabilitations were completed, with one in Buncombe County (MHO) and three in Madison County (Community Housing Coalition of Madison County).

Economic development efforts utilize a modest level of CDBG funds. Mountain BizWorks reported 224 clients completed the Business Foundations course and the Growth-through-Objectives (GO) Program for the reporting period. Mountain BizWorks made three loans to micro-entrepreneurs with CDBG funds this year, assisting in the start-up of one new business and supporting the expansion of two businesses. Green Opportunities (GO) continued its training program for young persons, and in partnership with the Asheville Independent Restaurant Association initiated the Kitchen Ready program, training young persons for careers in the restaurant and hospitality industry. This last program was supported through city (non-CDBG) funding.

The City and Consortium continues to strongly support plans for the redevelopment of property in the deteriorated **South Pack Square** area. Although the Eagle-Market Place development, a mixed use-affordable housing project proposed by Eagle Market Streets Development Corporation (EMSDC) and Mountain Housing Opportunities, was not funded in the 2011 LIHTC competition, the City and County maintained their commitments of a combined \$1.06 million of grant and loan funds and \$750,000 in Section 108 funding to the project for 2012. The two agencies have reapplied again this year LIHTC's.

Other Community Development programs continue to assist residents who live in public housing, the homeless, families in crisis who are in need of foreclosure or financial counseling, and others seeking support.

Implementation of the 10-Year Plan to End Homelessness (the Plan) has made significant progress towards ending homelessness. The four key areas of the strategy include the coordination of homeless and mainstream resources, data collection, funds management and development, and increasing housing and services resources to move people out of homelessness. The City of Asheville's Homeless Initiative Coordinator coordinates the collaborative work on the Plan. This position provides staff support to the Asheville Buncombe Homeless Advisory Council, which provides oversight for the Plan's implementation. Providers and others in the community engaged in this issue participate in the Homeless Coalition, which meets to stay connected to the issues facing the providers of homeless services. As described above, a coalition of agencies working together through HPRP funding brought a concerted emphasis to the value of housing support services and TBRA to prevent homelessness and rapidly rehouse those newly experiencing homelessness. Supporting consistent system wide use of HMIS continues to be a considerable focus for the Homeless Initiative Coordinator's time throughout the year. The City completed the Homelessness Prevention and Rapid Re-housing Program (HPRP) grant this year. The City also coordinated the area's Continuum of Care application, and for the first time acted as Lead Agency and agreed to serve as fiscal agent for the Emergency Solutions Grant program. The City continues to support Project Connect, in collaboration with the VA Stand Down event for homeless veterans, to connect homeless persons to service providers from an array of agencies at this annual half-day event. The City has made this event its official "Day of Caring" volunteer opportunity for City employees. Use of VASH vouchers made a significant impact on assisting veterans obtain safe and affordable housing.

### ***Barriers Having a Negative Impact***

1. National economic conditions continue to be reflected in Asheville's economy. Unemployment has stabilized at levels above the historical norm; home sales continue to decline (although the rate of decline has slowed). Homeownership developments have been recast of rental developments, leading to a significant increase in the stock of market-rate rental housing. The demand for tax-credit housing continues unabated, despite an annual increase in units.
2. Fuel and other energy costs also somewhat stabilized this year, and a warm winter helped families most affected by fuel costs. The cost of commuting continues to rise.
3. Rents have not increased as rapidly as prices, but HUD "Fair Market Rents" in the Consortium increased again this year, except in Transylvania County, where they decreased. This localized decrease- perhaps as a result of new LIHTC project being brought on-line- is not apparent to local housing experts, who see it as a barrier to the effective use of housing subsidy.
4. Federal budget cuts in CDBG and HOME continue to affect the Community Development Division staffing. Further proposed cuts in CDBG and HOME budgets could negatively affect the ability of the City and Consortium to meet five year goals.

### ***Status of Grant Programs***

Table 1 in Section II (Overview) shows that the City has had no difficulty in meeting HUD spending targets. The unexpended balances at the close of the fiscal year represented 84% of the CDBG entitlement grant level and 116% of the HOME grant. HOME funds will be significantly drawn for larger scale rental developments in the coming year.

The City has effectively allocated its funds to meet its strategic goals in housing and community development.

***Changes in Consolidated Plan Strategies***

No significant changes in Consolidated Plan strategies were enacted this year.

## Section VIII - Detail of CDBG Program Activities

Community Development Block Grant program funds come to the City of Asheville as an entitlement community, and must be used within the City for programs which are covered by a lengthy list of “eligible activities” in the CDBG regulations) and primarily benefit low income people. Table 12 summarizes names, budgets, and expenditures for all active projects. The following pages provide more details on each project. Demographic characteristics of CDBG beneficiaries are in Table 14. The location of housing units completed during the reporting year is shown in Section X.

**Table 11- Summary of CDBG-Assisted Projects**

	Project Title	Budget	Expended	Balance
A. Housing				
		128,805		-
	MHO-Housing Services		128,805	
	AAHH - Housing Services	64,403	60,826	3,577
	AAHH - Housing Services	4,386	820	3,566
	MHO-Down Payment Assistance	26,007	26,007	-
	MHO-Down Payment Assistance	57,739	33,000	24,739
	HACA-Housing Services	40,037	-	40,037
	GO - Weatherization	50,938	49,092	1,846
	GO - Weatherization	69,003	28,237	40,766
	MZDC - Housing Services	15,698	9,466	6,232
	EMSDC-Renaissance 1	4,800	4,800	-
	MHO-Emergency Repair Tier I	69,003	69,003	-
	MHO-Emergency Repair Tier II	8,735	8,734	0
	MHO-Emergency Repair Tier II	69,003	69,003	-
	HB-Supportive Housing Services	83,202	83,202	-
	OT-HomeBase	36,801	36,801	-
	Eblen Charities - Housing Services	19,026	19,026	-
	Eblen Charities - Housing Services	23,001	13,332	9,669
	<b>Subtotal (Housing)</b>	<b>770,587</b>	<b>640,155</b>	<b>130,432</b>
B. Economic Development				
	MBW-Business Development	92,004	92,004	-
	GO - Employment Training	13,539	13,539	-
	GO - Employment Training	105,804	74,784	31,020
	MBW - Micro-Business Loan Fund	66,689	10,937	55,752
	SPS Redevelopment Planning	50,000	-	50,000
	<b>Subtotal ( Economic Development)</b>	<b>328,036</b>	<b>191,264</b>	<b>136,772</b>

C. Public Services & Fair Housing			
Partners Unlimited-At-Risk Student Program	11,000	11,000	-
PLS-Homelessness Prevention	36,801	36,801	-
ABCRC - Fair Housing	10,240	10,240	-
OT-Financial Education and Counseling	28,521	28,521	-
HB-Homeless Programs	87,403	87,403	-
Helpmate-Crisis Stabilization	7,360	7,360	-
<b>Subtotal (Public Services &amp; Fair Housing)</b>	<b>181,325</b>	<b>181,325</b>	<b>-</b>
D. Neighborhood Improvements, Infrastructure, Public Facilities			
COA - Transit Infrastructure Improvements	45,395	2,646	42,749
COA-N. Louisiana Sidewalks	117,000	-	117,000
COA-Emma Sidewalks	100,000	-	100,000
<b>Subtotal (Neighborhood Improvements)</b>	<b>262,395</b>	<b>2,646</b>	<b>259,749</b>
E. Debt Service			
Section 108 Debt Service	-	-	-
<b>Subtotal (Debt Service)</b>	<b>-</b>	<b>-</b>	<b>-</b>
F. Administration and Planning			
COA - Homelessness Prevention	52,319	9,718	42,601
COA - Administration	314,359	202,599	111,760
<b>Subtotal (Administration &amp; Planning)</b>	<b>366,677</b>	<b>212,316</b>	<b>154,361</b>
G. Unallocated			
Contingency	47,172	-	47,172
<b>Subtotal (Unallocated)</b>	<b>47,172</b>	<b>-</b>	<b>47,172</b>
<b>Total</b>	<b>1,956,192</b>	<b>1,227,707</b>	<b>728,485</b>

# Mountain Housing Opportunities - Housing Services

HUD #: 1016

Status: Completed

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** 64 Clingman Avenue, Suite 101, Asheville, NC 28801  
**Activity Description:** Mountain Housing Opportunities, Inc. will provide housing development services related to the construction, rehabilitation, and maintenance of HOME and CDBG-assisted units for low-income homebuyers and renters. Services also include client recruitment, homebuyer counseling, loan referrals, project management, and development of future sites. Housing units completed will be counted individually under the associated HOME-funded activities.

**Accomplishments:** Seventy-two (72) low-income households gained access to a safe, energy-efficient, affordable rental unit at the Westmore Apartments development. Four (4) families were able to achieve homeownership thru the Down Payment Assistance Program during the reporting period. Larchmont Apartments was 54% complete at the end of the reporting period, and sixty (60) low-income rental units for families are expected to be completed and leased in late 2012.

**HUD Performance Outcome Statement** Seventy-two (72) low-income households obtained access to a safe, energy-efficient, affordable rental unit. Zero (0) low-income households were able to achieve homeownership thru the Down Payment Assistance Program. 142 units of affordable housing were in various stages of development or construction at fiscal year-end.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 128,805
CDBG Funds Expended This Period:	\$ 128,805
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 27,750
Other Federal Funds Expended This Period:	\$ 8,000
Private Funds Expended This Period:	\$ 1,279,342
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,443,897

# Asheville Area Habitat for Humanity - Woodland Court Housing Services

HUD #: 1015

Status: Completed

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Asheville Area Habitat for Humanity  
**Activity Location:** 33 Meadow Rd, Asheville, NC 28803  
**Activity Description:** Asheville Area Habitat for Humanity will engage in tasks that support the planning, financing, and construction of single family homes for low-to-moderate income households in the Carney Place Subdivision and Shiloh area of Asheville. The grant will also support staff working with existing low-income homeowners in the Neighborhood Revitalization Initiative program (NRI) which provides interest-free loans for the completion of exterior and critical repairs in surrounding neighborhoods.

**Accomplishments:** 16 Households received support services in FY 2011-12 that enabled them to achieve homeownership and access safe, energy-efficient affordable housing. Homebuyers were provided with support throughout the homebuying process and were assisted with sweat equity supervision, financial management skills, and home maintenance training.

**HUD Performance Outcome Statement** 16 low-to-moderate income households achieved homeownership and received support services that enabled them to access safe, energy-efficient affordable housing.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 64,403
CDBG Funds Expended This Period:	\$ 60,826
CDBG Balance June 30, 2012:	\$ 3,576
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 3,576
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 64,403

# Asheville Area Habitat for Humanity - Woodland Court Housing Services

**HUD #: 945**

**Status: Completed**

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Asheville Area Habitat for Humanity  
**Activity Location:** 33 Meadow Rd, Asheville, NC 28803  
**Activity Description:** Asheville Area Habitat for Humanity will engage in tasks that support the planning, financing, and construction of single family homes for low-to-moderate income households in the Woodland Court and Enka hills subdivisions in Asheville.  
**Accomplishments:** No households received support services in FY 2011-12. The remaining \$820 was drawn down in August 2011 and the activity has been completed. All accomplishment data was reported in the 2011 CAPER.  
**HUD Performance Outcome Statement** No low-to-moderate income households achieved homeownership or received support services during the reporting period. There was a small carry-over balance of \$820 that was drawn in August 2011. The remaining balance was program income generated after the completion of the project.

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 4,386
CDBG Funds Expended This Period:	\$ 820
CDBG Balance June 30, 2012:	\$ 3,565
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 820

# Mountain Housing Opportunities - Down Payment Assistance

HUD #: 1011

Status: Underway

**CDBG Activity Code:** 13 - Direct Homeowner Assistance  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Activity Description:** Downpayment Assistance loans to income-qualifying households within the city limits of Asheville.  
**Accomplishments:** Downpayment assistance loans to 2 households (funding includes 9 house holds assisted with non-CDBG or HOME funds)

**HUD Performance Outcome Statement** Provided downpayment assistance loans to 2 low/moderate income households in the City of Asheville.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 57,739
CDBG Funds Expended This Period:	\$ 33,000
CDBG Balance June 30, 2012:	\$ 24,739
State/Local Funds Expended This Period:	\$ 12,000
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 1,114,490
CDBG Program Income Expended This Period:	\$ 70,400
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,229,890

# Mountain Housing Opportunities - Down Payment Assistance

HUD #: 941

Status: Completed

**CDBG Activity Code:** 13 - Direct Homeowner Assistance  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Activity Description:** Downpayment Assistance loans to income-qualifying households within the city limits of Asheville.  
**Accomplishments:** Downpayment assistance loans to 2 households

**HUD Performance Outcome Statement** Provided downpayment assistance loans to 2 low/moderate income households in the City of Asheville.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 26,007
CDBG Funds Expended This Period:	\$ 26,007
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 174,403
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 5,000
Total Project Funds Expended This Period:	\$ 205,410

# Housing Authority of the City of Asheville - Lee Walker Heights Housing Services

**HUD #: 1018**

**Status: Underway**

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Housing Authority of the City of Asheville  
**Activity Location:** Lee Walker Heights Public Housing Community  
**Activity Description:** The Housing Authority, in partnership with the City of Asheville, has applied for a Choice Neighborhoods Planning Grant to support this activity  
**Accomplishments:** None to date

## HUD Performance Outcome Statement

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 40,037
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2012:	\$ 40,037
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDP Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

# Green Opportunities - GO Team Weatherization Assistance & Apprenticeship Program 2010-2011

HUD #: 942

Status: Completed

**CDBG Activity Code:** 14F - Energy Efficiency Improvements  
**Agency:** Green Opportunities  
**Activity Location:** City of Asheville  
**Activity Description:** GO provides marketing assessment services, labor and materials in collaboration with Community Action Opportunities to weatherize the homes of 45 qualified low-income households within the target neighborhood within the City of Asheville

**Accomplishments:** Green Opportunities and Community Action Opportunities (CAO) continued to work in partnership to weatherize homes of low-income West Asheville, East Riverside, and South Riverside residents, while providing valuable job skills for Green Opportunities trainees. GO has faced and overcome several challenges with this program. The pacing of GO jobs being released for crews was stunted purely by the number of DOE high priority homes outside GO's area. To address this, and in an effort to work more effectively and efficiently with CAO, GO advocated for permission to extend the work area to all homes within the City of Asheville in order to increase the number of jobs GO was able to weatherize. 32 homes were weatherized during this period.

**HUD Performance Outcome Statement** Green Opportunities weatherized 32 homes using FY 2010-2011 CDBG funds in the current fiscal year. Two apprentices were trained.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 50,938
CDBG Funds Expended This Period:	\$ 49,092
CDBG Balance June 30, 2012:	\$ 1,846
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 164,587
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 213,679

# Green Opportunities - GO Team Weatherization Assistance & Apprenticeship Program 2011-2012

HUD #: 1012

Status: Underway

**CDBG Activity Code:** 14F - Energy Efficiency Improvements  
**Agency:** Green Opportunities  
**Activity Location:** City of Asheville  
**Activity Description:** GO provides marketing assessment services, labor and materials in collaboration with Community Action Opportunities to weatherize the homes of 40 qualified low-income households located in target neighborhoods within the City of Asheville  
**Accomplishments:** Green Opportunities and Community Action Opportunities (CAO) continued to work in partnership to weatherize homes of low-income West Asheville, East Riverside, and South Riverside residents, while providing valuable job skills for Green Opportunities trainees. 15 homes were weatherized using 2011-2012 CDBG funds, and four apprentices have been trained.  
**HUD Performance Outcome Statement** Green Opportunities weatherized 15 homes using FY 2011-2012 CDBG funds. Four apprentices were trained.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 69,003
CDBG Funds Expended This Period:	\$ 28,237
CDBG Balance June 30, 2012:	\$ 40,766
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 72,836
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 101,073

# Mount Zion Community Development Corporation - Workforce Housing Development Services

HUD #: 948

Status: Completed

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Mount Zion Community Development Corporation  
**Activity Location:** City of Asheville  
**Activity Description:** Mount Zion Development Corporation will develop the physical plans, market analysis, organizational structure and financing to rehabilitate existing mill buildings as workforce housing to serve 50 households.  
**Accomplishments:** Remediation of underground storage tanks, perfecting of project cost estimate, completion of development budget, began negotiations with financing sources  
**HUD Performance Outcome Statement** 50 persons will receive supportive services provided for the purpose of accessing decent affordable housing and creating a suitable living environment.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 15,697
CDBG Funds Expended This Period:	\$ 9,466
CDBG Balance June 30, 2012:	\$ 6,231
State/Local Funds Expended This Period:	\$ 40,572
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 5,097
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 55 136

# Eagle Market Street Development Corporation - Renaissance Phase 1

HUD #: 865

Status: Completed

**CDBG Activity Code:** 17C - CI Building Acquisition, Construction, Rehab  
**Agency:** Eagle Market Street Development Corporation  
**Activity Location:** Eagle Market Street Districts, Asheville, NC  
**Activity Description:** Construction of 60-62 units of workforce/affordable/residential rentals, rehab of two iconic/historic structures into market rate commercial office and retail space.  
**Accomplishments:** ESMDC/MHO have moved forward with pre-development activities including: renewal of the land option, preliminary architectural design, preliminary engineering, submittal of the LIHTC application, a new market study and a new appraisal. If awarded funding, we are ready to begin the development and financing phase.  
**HUD Performance Outcome Statement** 62 households will receive services for the purpose of accessing decent, affordable housing.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 4,800
CDBG Funds Expended This Period:	\$ 4,800
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 113,396
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 118,196

# Mountain Housing Opportunities - Emergency Repair Tier I

HUD #: 1009

Status: Completed

<b>CDBG Activity Code:</b>	14A - Rehab, Single Unit Residential
<b>Agency:</b>	Mountain Housing Opportunities
<b>Activity Location:</b>	City of Asheville
<b>Activity Description:</b>	To provide emergency home repair assistance to 20 homes within the city limits of Asheville. Funded repairs are those that present an imminent threat to life, health, safety and accessibility in the homes owned by low income elderly, disabled single parent or large families with three or more dependent children. Typical repairs that are addressed are roofing, electrical, plumbing and heating, accessibility and carpentry. Accessibility includes the installation of handicap ramps, grab bars, low rise stairs and assorted devices to assist the physically challenged.
<b>Accomplishments:</b>	MHO completed 20 unduplicated Tier I Emergency Home Repairs to homes within the City Limits of Asheville using CDBG funds. These low income, special needs families now live in their homes safer as threats to life and health have been removed.
<b>HUD Performance Outcome Statement</b>	20 households receive housing repairs for the purpose of sustaining decent affordable housing

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 69,003
CDBG Funds Expended This Period:	\$ 69,003
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 14,235
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 83,238

# Mountain Housing Opportunities - Emergency Repair Tier II

HUD #: 788

Status: Completed

**CDBG Activity Code:** 14A - Rehab, Single Unit Residential  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Activity Description:** To provide emergency home repair assistance to homes within the City Limits of Asheville. Funded repairs are those that present an imminent threat to life, health, safety and accessibility in the homes owned by low income elderly, disabled, single parents or large families with three or more dependent children. Typical repairs that are addressed are in roofing, electrical, plumbing and heating, accessibility and carpentry. Accessibility includes the installation of handicap ramps, grab bars and assorted devices to assist the physically challenged.

**Accomplishments:** MHO completed 1 unduplicated Tier II Emergency Home Repairs to homes within the City Limits of Asheville using CDBG funds during the reporting period. These low income, special needs families now live in their homes safer as threats to life and health have been removed.

**HUD Performance Outcome Statement** 1 household received housing repairs for the purpose of sustaining decent affordable housing.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 8,734
CDBG Funds Expended This Period:	\$ 8,734
CDBG Balance June 30, 2012:	\$ 0.45
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 8,734

# Mountain Housing Opportunities - Emergency Repair Tier II

HUD #: 1010

Status: Completed

**CDBG Activity Code:** 14A - Rehab, Single Unit Residential  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Activity Description:** To provide emergency home repair assistance to homes within the City Limits of Asheville. Funded repairs are those that present an imminent threat to life, health, safety and accessibility in the homes owned by low income elderly, disabled, single parents or large families with three or more dependent children. Typical repairs that are addressed are in roofing, electrical, plumbing and heating, accessibility and carpentry. Accessibility includes the installation of handicap ramps, grab bars and assorted devices to assist the physically challenged.

**Accomplishments:** MHO completed 5 unduplicated clients' Emergency Home Repair Tier II requests for assistance within the City Limits of Asheville using CDBG funds. These low income, special needs families now live in their homes safer as the discrepancies' that threatened their home and life have been removed.

**HUD Performance Outcome Statement** 5 households received housing repairs for the purpose of sustaining decent affordable housing.

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 69,003
CDBG Funds Expended This Period:	\$ 69,003
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 3,062
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 72,065

# Homeward Bound - Supportive Housing Services

HUD #: 1013

Status: Completed

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Homeward Bound  
**Activity Location:** City of Asheville  
**Activity Description:** Identifies safe, decent affordable housing options and provides supportive services to chronically homeless individuals placed in housing to increase their chances of success in maintaining independent living. Some clients also receive HOME tenant-based rental assistance.

**Accomplishments:** 8 new households moved from homelessness to permanent supportive housing; 18 households receiving services (existing and new households) remained in housing for at least one year; 12 households secured employment or public benefits and were able to increase their portion of housing payments. With the combined efforts of the Pathways to Permanent Housing staff and local service providers, 165 persons received case management services through the course of the grant year. 101 persons moved into supportive housing in the grant year.

**HUD Performance Outcome Statement** 30 households received services to obtain or maintain decent, affordable housing through access to housing stabilizations services and TBRA.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 83,202
CDBG Funds Expended This Period:	\$ 83,202
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 83,202

## On Track - HomeBase Housing Services

HUD #: 1014

Status: Completed

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** On Track  
**Activity Location:** City of Asheville  
**Activity Description:** Provision of rental counseling to help low income families secure or maintain safe and affordable rental housing.  
**Accomplishments:** 1. 196 persons (96 households) enrolled in the HomeBase program. Goal: 79 persons (45 households). 2. Of the households enrolled in HomeBase, 79% of respondents reported stable housing at program exit. Goal: 80% 3. 84% of households which received financial assistance and responded to program follow-up reported stable housing six months after move-in. Goal: 85%.  
**HUD Performance Outcome Statement** 128 persons (60 households) who are homeless or at risk of homelessness stabilized housing by obtaining/maintaining safe, stable housing through HomeBase financial assistance and/or Supportive Housing Services.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 36,801
CDBG Funds Expended This Period:	\$ 36,801
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 36,392
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 48,577
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 121,770

## Eblen Charities - Housing Services for Homeless Age Children

HUD #: 947

Status: Completed

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Eblen Charities  
**Activity Location:** City of Asheville  
**Activity Description:** This program provided housing services and financial assistance (including security deposits & rental payments) to Asheville Households who are at risk of homelessness and have one or more children in the City of Asheville or Buncombe County.  
**Accomplishments:** 106 individuals were enrolled into the program. All of these individuals received housing counseling support, as well as access to Eblen support. Housing was secured for 15 households with 93% receiving other funds including TBRA.  
**HUD Performance Outcome Statement** 15 households at risk of homelessness had access to shelter services for the purpose of creating a suitable living environment.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 19,026
CDBG Funds Expended This Period:	\$ 19,026
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 5,662
Other Federal Funds Expended This Period:	\$ 3,578
Private Funds Expended This Period:	\$ 10,761
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 39,028

# Eblen Charities - Housing Services for Households that are Homeless or At-Risk

**HUD #: 1017**

**Status: Underway**

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Eblen Charities  
**Activity Location:** City of Asheville  
**Activity Description:** This program provided housing services and financial assistance (including security deposits & rental payments) to Asheville Households who are at risk of homelessness and have one or more children in the City of Asheville or Buncombe County.  
**Accomplishments:** 36 households received TBRA funding. For the CDBG/HOME program, 84% of those housed remained in their same home six months after placement. 90% of clients were in same household after three months. 55% of households received other funding from Eblen in conjuncture or as a support to TBRA funding.  
**HUD Performance Outcome Statement** 36 households received TBRA funding through partner HOME grant programs.

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 23,001
CDBG Funds Expended This Period:	\$ 13,332
CDBG Balance June 30, 2012:	\$ 9,668
State/Local Funds Expended This Period:	\$ 5,918
Other Federal Funds Expended This Period:	\$ 36,234
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 55,486

# Mountain BizWorks - Micro-Business Development Program

HUD #: 1019

Status: Completed

<b>CDBG Activity Code:</b>	18C - Micro Enterprise Assistance
<b>Agency:</b>	Mountain BizWorks
<b>Activity Location:</b>	City-wide
<b>Activity Description:</b>	Mountain BizWorks provides business-planning classes and one-on-one business coaching to help low-to moderate income entrepreneurs in Asheville start and grow their businesses and create and retain jobs for themselves and others.
<b>Accomplishments:</b>	MBW provided business-planning classes and coaching to a total of 224 clients. 211 clients participated in the Foundations business-planning course, and 13 clients received one-on-one business coaching through our GO coaching program. Of the total clients served, 46 were minorities; this includes 11 African American clients, 23 Latino clients, 3 American Indian/Alaskan Native clients, and 9 clients who identify as multi-racial. Mountain BizWorks increased its direct outreach to minorities during the 2011-2012 grant period, advertising and promoting its services via the Urban News, WRES radio, and other activities and events targeted at minorities, and also through a partnership with The BLOCK Academy/Eagle Market-Streets Development Corporation
<b>HUD Performance Outcome Statement</b>	224 persons participated in entrepreneurial training; 9 persons started a business and 34 persons expanded or sustained a business. These businesses created or retained a total of 82 jobs (14 jobs created and 68 jobs retained).
<b>Budget Information:</b>	
CDBG Funds Budgeted This Period:	\$ 92,004
CDBG Funds Expended This Period:	\$ 92,004
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 92,004

# Green Opportunities - Asheville GO- Employment Training 2010-2011

HUD #: 950

Status: Completed

**CDBG Activity Code:** 18B - ED Technical Assistance  
**Agency:** Green Opportunities  
**Activity Location:** WC Reid Center, Asheville, NC  
**Activity Description:** Working as a CBDO, GO designed and delivered a program of life skills, job readiness skills, college course work and on-site work apprenticeships targeted for youth and young adults, aged 16-24 who are low-income and unemployed.  
**Accomplishments:** Reported in 2011 CAPER

**HUD Performance Outcome Statement** 24 participants will have access to employment training services for the purpose of creating economic opportunity.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 13,538
CDBG Funds Expended This Period:	\$ 13,538
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 13,538

# Green Opportunities - Asheville GO- Employment Training 2011-2012

HUD #: 1020

Status: Underway

**CDBG Activity Code:** 18B - ED Technical Assistance  
**Agency:** Green Opportunities  
**Activity Location:** WC Reid Center, Asheville, NC  
**Activity Description:** Working as a CBDO, GO designed and delivered a program of life skills, job readiness skills, college course work and on-site work apprenticeships targeted for youth and young adults, aged 16-24 who are low-income and unemployed.

**Accomplishments:**

1. 20 participants enrolled in GO Training Team program, 15 of whom resided in designated CBDO neighborhoods.
2. GO provided training in Urban Agriculture, Environmental Restoration, OSHA, Weatherization, Alternative Economic Development, Personal Finance Management, Credit Education, Carpentry, Rain garden and Rain barrel installation, Water Quality and Clean Up, Workplace Skills, Team Building and Leadership, Health and Fitness, Self Awareness and Mindfulness.
3. GO recruited 16 employers/apprentice hosts of which 10 employed the members directly (HACA, Smart Builders, GO Water Team, SEED Construction, GO, Sundance Solar, Legerton Architecture, Grass to Greens, Sprinkle Creek Landscaping,) and 4 hosted members for apprenticeship contracts (MANNA Foodbank, Hendersonville Welding Company, WNCAP, GO WATT(3)).
4. None of the apprentices had completed 6 months in their position as of this report, however, 8 members from previous cycles completed at least 6 months of employment in this program year.

**HUD Performance Outcome Statement** 20 participants will have access to employment training services for the purpose of creating economic opportunity.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 10,804
CDBG Funds Expended This Period:	\$ 74,784
CDBG Balance June 30, 2012:	\$ 31,019
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 74,784

## Mountain BizCapital - Micro-Business Loan Fund

HUD #: 0

Status: Underway

**CDBG Activity Code:** 18 C - Micro-Enterprise Assistance  
**Agency:** Mountain BizCapital  
**Activity Location:** City-wide. Operated from 153 South Lexington Ave, Asheville  
**Activity Description:** Mountain BizWorks uses these funds to provide capital to Asheville's low-to-moderate income/underserved entrepreneurs who seek to start or expand small businesses and cannot access financing elsewhere.  
**Accomplishments:** Mountain BizWorks made a total of \$15,675 in loans to 3 businesses: a coffee shop, a cleaning business and a bookstore  
**HUD Performance Outcome Statement** As a result of these loans, 1 new business was created and 2 existing businesses were able to expand. These businesses created or retained a total of 4 full-time equivalent jobs.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 66,689
CDBG Funds Expended This Period:	\$ 10,937
CDBG Balance June 30, 2012:	\$ 55,752
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 4,738
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 15,675

# South Pack Square Redevelopment Planning - SPS Redevelopment Plng

HUD #: 0

Status: Cancelled

CDBG Activity Code: 20 - Planning  
Agency: South Pack Square Redevelopment Planning  
Activity Location: South Pack Square Redevelopment Area, Census Tract 1 (88% low income)  
Activity Description: No Activity  
Accomplishments: None

## HUD Performance Outcome Statement

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 50,000
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2012:	\$ 50,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## Partners Unlimited - At-Risk Student Program

HUD #: 1057

Status: Completed

**CDBG Activity Code:** 05 - Public Services General  
**Agency:** Partners Unlimited  
**Activity Location:** W.C. Reid Center, Asheville, NC  
**Activity Description:** Purchase of on-line system to enable state approved on-line high school courses for credit recovery for at-risk students.  
**Accomplishments:** 41 at-risk students received high school course credit.

**HUD Performance Outcome Statement** 44 students had access to public services.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 11,000
CDBG Funds Expended This Period:	\$ 11,000
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 11,000

# Pisgah Legal Services - Homelessness Prevention

HUD #: 1023

Status: Completed

**CDBG Activity Code:** 05C - Legal Services  
**Agency:** Pisgah Legal Services  
**Activity Location:** 62 Charlotte Street, Asheville, NC 28801  
**Activity Description:** Human Services: providing free legal assistance (advice and representation) to very-low income households who have been denied subsidized housing or who are wrongly threatened with eviction from public housing or private housing, or threatened with foreclosure, or who are living in unsafe conditions and need improved housing.

**Accomplishments:** 2101 people served in 820 closed cases in Asheville and Buncombe County; 1260 people served in 529 closed cases in Asheville. 1713 persons in Asheville were served using CDBG resources.

**HUD Performance Outcome Statement**

1. 473 people who were denied subsidized housing or who were wrongly threatened with eviction from subsidized housing received legal assistance to access or preserve housing assistance.
2. 511 people received legal assistance to secure or preserve housing by preventing or delaying unnecessary evictions and foreclosures.
3. 189 people received legal assistance to preserve or improve the quality of their housing conditions.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 36,801
CDBG Funds Expended This Period:	\$ 36,801
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 156,000
Other Federal Funds Expended This Period:	\$ 4,128
Private Funds Expended This Period:	\$ 217,469
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 414,398

# Asheville Buncombe Community Relations Council - Fair Housing

HUD #: 958

Status: Completed

**CDBG Activity Code:** 05J - Fair Housing Activities  
**Agency:** Asheville Buncombe Community Relations Council  
**Activity Location:** City of Asheville  
**Activity Description:** The program provides relief for people who have been unlawfully discriminated against in housing through advocacy, mediation, and information and referral services.  
**Accomplishments:** CDBG funding helped support ABCRC during times of transition during the 2011-2012 fiscal year. ABCRC held one Fair Housing workshop and advocated in 24 cases of Fair Housing discrimination. Through times of organizational change, ABCRC was able to continue its commitment to serve Asheville citizens who believe they have been discriminated against in the area of housing.  
**HUD Performance Outcome Statement** 54 households had access to fair housing services for the purpose of sustaining decent affordable housing free from discrimination.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 10,239
CDBG Funds Expended This Period:	\$ 10,239
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 10,239

## On Track - Financial Education and Counseling

HUD #: 1021

Status: Completed

**CDBG Activity Code:** 05 Public Services General

**Agency:** On Track

**Activity Location:** City of Asheville

**Activity Description:** Assist families to increase their financial and housing stability through increased money management skills, improved credit, foreclosure/eviction prevention and support for prospective homebuyers.

**Accomplishments:** 1. Preserve Existing Housing: 99% (876 of 880) of individuals facing or at risk of facing foreclosure or eviction stabilized and preserved their housing through housing and financial counseling. Goal: 75%. 2. Promote Homeownership: 38% (41 of 106) of individuals purchased homes after gaining knowledge and skills through pre-purchase counseling and homebuyer education. Goal: 30%. 3. Improve Financial Well-being of Low Income Households: 97% (757 of 776) individuals saved money on tax preparation, avoided high-interest refund anticipation loans and learned if they qualify for the Earned Income Tax Credit. Goal: 90%.

**HUD Performance Outcome Statement** 1,762 persons in the City of Asheville received financial/housing counseling and education services.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 28,521
CDBG Funds Expended This Period:	\$ 28,521
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 606,611
Other Federal Funds Expended This Period:	\$ 47,928
Private Funds Expended This Period:	\$ 342,728
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,025,788

## Homeward Bound - A-Hope Homeless Programs

HUD #: 1022

Status: Completed

**CDBG Activity Code:** 03T - Operating Costs of Homeless Programs  
**Agency:** Homeward Bound  
**Activity Location:** 19 N. Ann Street, Asheville, NC 28801  
**Activity Description:** Operational support to address the needs of homeless and near homeless people by providing for their basic needs and giving supportive services through street outreach, day and overnight shelter, and access to other services.  
**Accomplishments:** 114 persons obtained permanent housing; 513 persons accepted a behavioral health referral and attend at least one mental health or substance abuse treatment or counseling appointment; 713 person obtained at least one form of public benefit.  
**HUD Performance Outcome Statement** Served 3,251 unduplicated persons during the CDBG program year at the A HOPE Center.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 87,403
CDBG Funds Expended This Period:	\$ 87,403
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 87,403

# Helpmate - Crisis Stabilization for Victims of Domestic Violence

HUD #: 1024

Status: Completed

**CDBG Activity Code:** 05G - Battered and Abused Spouses  
**Agency:** Helpmate  
**Activity Location:** N/A  
**Activity Description:** Provide safe space, crisis intervention, case management and counseling services, both individually and in group, to both shelter and non-shelter clients in an effort to prevent homelessness and stabilize households.

**Accomplishments:** A. 48 of 76 surveyed adult residents (63% of total and 92% surveyed) reported an increased sense of safety while in shelter. All residents who indicated that they had issues with safety in shelter attributed those issues to problems with other shelter residents. B. 81% of adult residents met at least one of three goals on their case plan. C. 100% of clients in both Shelter and Counseling met at least DV Ed and safety planning goals, while 21 clients (36% of Crisis Stabilization clients) seen more than one time in clinical counseling, met additional goals on their case plans. Of that number all accomplished self-sufficiency goals and 8 also succeeded in preventing homelessness.

**HUD Performance Outcome Statement** Helpmate sheltered 97 women and 67 children during the grant year for a total of 164 residents and 5600 nights of safety.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 7,360
CDBG Funds Expended This Period:	\$ 7,360
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 140,501
Other Federal Funds Expended This Period:	\$ 110,058
Private Funds Expended This Period:	\$ 149,142
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 407,061

# City of Asheville - Transit Dept - Transit Improvements

HUD #: 860

Status: Underway

**CDBG Activity Code:** 03- Public Facilities and Improvements  
**Agency:** City of Asheville - Transit Dept  
**Activity Location:** Community Wide  
**Activity Description:** The street furniture improvement project seeks to install shelters in high demand spots along the main corridors served by the transit system.

**Accomplishments:** Completed the purchase of three (3) shelters. Complete the installation of one (1) shelters. Complete one (1) drawing requests.

**HUD Performance Outcome Statement** When completed, 8018 LMI individuals will have increased accessibility to the transit system through the installation of bus shelters and benches for the purpose of providing a suitable living environment.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 45,394
CDBG Funds Expended This Period:	\$ 2,646
CDBG Balance June 30, 2012:	\$ 42,748
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 2,646

# City of Asheville - Transportation Dept. - N. Louisiana Street Sidewalks

HUD #: 861

Status: Underway

**CDBG Activity Code:** 03 L - Sidewalks  
**Agency:** City of Asheville - Transportation Dept.  
**Activity Location:** North Louisiana Ave., Asheville, NC  
**Activity Description:** This project will install an ADA compliant sidewalk on North Louisiana Avenue connecting low and moderate income neighborhoods to shopping, services, and transit routes.  
**Accomplishments:** Project design is complete. Easement acquisition is still underway.

**HUD Performance Outcome Statement** When completed 2,323 individuals in West Asheville will have an enhanced living environment through new pedestrian infrastructure that will improve accessibility to the schools, employment, services and other amenities.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 117,000
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2012:	\$ 117,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

# City of Asheville - Emma Sidewalks

HUD #: 817

Status: Underway

**CDBG Activity Code:** 03 L - Sidewalks  
**Agency:** City of Asheville  
**Activity Location:** North Louisiana Ave., Asheville, NC  
**Activity Description:** This project will install an ADA-compliant sidewalk on North Louisiana Avenue connecting low and moderate income neighborhoods with Emma Elementary school, shopping, services, and transit routes.  
**Accomplishments:** Sidewalk construction is underway. Project will be complete in early FY13 and all funds will be expended in FY13. The accomplishment is approximately 2155 feet of sidewalk for this section.  
**HUD Performance Outcome Statement** When completed 2,323 individuals in West Asheville will have an enhanced living environment through new pedestrian infrastructure that will improve accessibility to the schools, employment, services and other amenities.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 100,000
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2012:	\$ 100,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

# City of Asheville - Community Development - Section 108 Debt Service

HUD #: N/A

Status: N/A

**CDBG Activity Code:**

**Agency:** City of Asheville - Community Development

**Activity Location:**

**Activity Description:** Repayment of principal and interest on one Section 108 Guaranteed Loans: \$800,000 received in 2003 for the revitalization of South Pack Square.

**Accomplishments:** \$800,000 loan received in 2003 for South Pack Square Redevelopment. \$35,000 principal and \$33,451 interest paid. The remaining balance for payments is \$650,000

**HUD Performance Outcome Statement** N/A

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 0
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 70,615
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 70,615

**City of Asheville - Community Development - Homelessness Prevention**  
**HUD #: 961, 1027**

**Status: 961 Underway, 1027 Underway**

**CDBG Activity Code:** 20 - Planning  
**Agency:** City of Asheville - Community Development  
**Activity Location:** N/A  
**Activity Description:** Implementation of the Asheville-Buncombe 10-year Plan to End Homelessness  
**Accomplishments:** Facilitated and coordinated the activities of the Homless Initiative.

**HUD Performance Outcome Statement** N/A

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 52,318
CDBG Funds Expended This Period:	\$ 9,717
CDBG Balance June 30, 2012:	\$ 42,601
State/Local Funds Expended This Period:	\$ 61,517
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 71,234

## City of Asheville - Community Development - Administration

HUD #: 877, 960, 1026

Status: 877 Completed/960 Completed/1026 Underway

**CDBG Activity Code:** 21A - General Program Management  
**Agency:** City of Asheville - Community Development  
**Activity Location:** N/A  
**Activity Description:** Administration of the CDBG Program by the City of Asheville. Four CD staff undertake 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. Able to use 20% of program income received using previously unused administration budget from past years.  
**Accomplishments:** N/A

**HUD Performance Outcome Statement** N/A

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 314,358
CDBG Funds Expended This Period:	\$ 202,598
CDBG Balance June 30, 2012:	\$ 111,760
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 202,598

# City of Asheville - Community Development - Unallocated Funds

HUD #: N/A

Status: N/A

CDBG Activity Code:

Agency: City of Asheville - Community Development

Activity Location:

Activity Description: Funds which were returned from completed or terminated programs during the program year and were re-allocated for the 2011-12 program year.

Accomplishments: N/A

## HUD Performance Outcome Statement

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 47,171
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2012:	\$ 47,171
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## Detail of HOME Investment Partnerships Program Activities

HOME program funds are administered by the City of Asheville as Lead Entity of the Asheville Regional Housing Consortium, which covers Buncombe, Madison, Henderson, and Transylvania Counties. Table 12 summarizes locations, budgets, and expenditures for all active projects. The following pages provide more details on each project. Demographic characteristics of HOME beneficiaries are in Table 14. The location of each unit completed during the reporting year is shown in Section X.

**Table 12**  
**Summary of HOME-Assisted Projects**

	Project Title	Location	Budget	Expended	Balance
<b>Housing</b>					
	EC-Rent Assistance	City of Asheville	\$19,129	\$16,428	\$2,701
	EC-Rent Assistance	City of Asheville	\$39,200	\$19,807	\$19,393
	HACA-Rent Assistance	City of Asheville	\$49,000	\$45,324	\$3,676
	OT-Rent Assistance	City of Asheville	\$24,500	\$14,898	\$9,602
	HB-Rent Assistance	City of Asheville	\$53,900	\$16,143	\$37,757
	CHCMC - Homeowner Rehab	Madison County	\$68,600	\$40,843	\$27,757
	OnTrack-Rent Assistance	Asheville/Buncombe County	\$26,338	\$26,338	\$0
	Homeward Bound-Rent Assistance	Asheville/Buncombe County	\$26,434	\$26,434	\$0
	CHCMC - Homeowner Rehab	Madison County	\$32,546	\$32,546	\$0
	BC-MHO - Rural Home Rehab	Buncombe County	\$105,767	\$53,400	\$52,367
	MHO - Self-Help Homeownership	Buncombe County	\$1,000	\$1,000	\$0
	WCCA - Rental Assistance	Transylvania County	\$17,325	\$899	\$16,426
	MHO - Self Help Homeownership	Weaverville, NC	\$1,000	\$0	\$1,000
	WCCA - Down Payment Assistance	Transylvania County	\$5,775	\$5,775	\$0
	MHO - East Riverside Development	City of Asheville	\$35,139	\$0	\$35,139
	MHO - Down Payment Assistance	City of Asheville	\$39,200	\$0	\$39,200
	MHO - Down Payment Assistance - Buncombe County	Buncombe County	\$98,000	\$0	\$98,000
	MHO - Down Payment Assistance	Buncombe County	\$28,500	\$28,500	\$0
	HAC - Ridgecrest	Henderson County	\$82,320	\$0	\$82,320
	MHO - Scattered Site	Buncombe County	\$49,000	\$0	\$49,000
	MHO - Rental Predevelopment	Buncombe County	\$29,400	\$28,400	\$1,000
	MHO-Multi-Family Housing Predevelopment	Buncombe County	\$17,640	\$12,883	\$4,757

	AAHH -Downpayment Assistance	City of Asheville	\$35,779	\$35,779	\$0
	Hender Co. -Shuey Knolls	Henderson County	\$5,628	\$5,628	\$0
	Hender Co. -Shuey Knolls	Henderson County	\$76,939	\$75,939	\$1,000
	HAC - Mapleton/Ridgecrest	Henderson County	\$0	\$0	\$0
	HAC - Oak Haven	Henderson County	\$445,000	\$444,000	\$1,000
	MHO - Larchmont	City of Asheville	\$0	\$0	\$0
	MHO-Westmore Apartments	City of Asheville	\$0	\$0	\$0
	HAC - Three Seeds	Henderson County	\$0	\$0	\$0
	MHO - Clingman Lofts	City of Asheville	\$0	\$0	\$0
	MHO-S/F House Rehabilitation	Buncombe County	\$1,272	\$1,272	\$0
	MHO-Eagle Market Street	City of Asheville	\$462,000	\$0	\$462,000
	Hender Co.- Dodds Meadows	Henderson County	\$171,500	\$0	\$171,500
		<b>Subtotal (Housing)</b>	<b>\$2,047,830</b>	<b>\$932,236</b>	<b>\$1,115,595</b>
<b>Administration and Planning</b>					
	COA - HOME Administration	Consortium-wide	\$200,517	\$121,913	\$78,604
	COA-Member Administration	Consortium-wide	\$14,129	\$0	\$14,129
	MHO - CHDO	Buncombe County	\$16,011	\$16,011	\$0
	HAC - CHDO	Henderson County	\$16,011	\$16,011	\$0
	WCCA - CHDO	Transylvania County	\$16,011	\$14,765	\$1,246
	CHCMC - CHDO	Madison County	\$16,161	\$15,404	\$757
		<b>Subtotal (Administration &amp; Planning)</b>	<b>\$278,840</b>	<b>\$184,105</b>	<b>\$94,735</b>
<b>Unallocated</b>					
	Unallocated Funds	0	\$37,089	\$0	\$37,089
		<b>Subtotal (Unallocated)</b>	<b>\$37,089</b>	<b>\$0</b>	<b>\$37,089</b>
		<b>Total All</b>	<b>\$2,363,759</b>	<b>\$1,116,340</b>	<b>\$1,247,418</b>

## **Eblen Charities - Tenant Based Rental Assistance - Asheville**

**HUD #: 1028**

**Status: Underway**

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Eblen Charities  
**Activity Location:** City of Asheville  
**Activity Description:** HOME funds provided tenant based rental assistance (TBRA) to eligible clients to enable access to safe, decent and affordable rental housing.

**Accomplishments:** HOME funds were used to provide rental assistance to 16 households for the purpose of accessing safe, decent, affordable rental housing. 84% of households were stably housed at six month mark after receiving funding

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 19,129
HOME Funds Expended This Period:	\$ 16,428
HOME Balance June 30, 2012:	\$ 2,700
State/Local Funds Expended This Period:	\$ 5,918
Other Federal Funds Expended This Period:	\$ 33,139
Non-Federal Funds Expended This Period:	\$ 15,284
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 70,771

# Eblen Charities - Tenant Based Rental Assistance \_Buncombe County

## HUD #: 1035

**Status: Underway**

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Eblen Charities  
**Activity Location:** City of Asheville  
**Activity Description:** HOME funds provided tenant based rental assistance (TBRA) to eligible clients to enable access to safe, decent and affordable rental housing.

**Accomplishments:** HOME funds were used to provide assistance 20 households to access safe, decent, affordable rental housing.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 39,200
HOME Funds Expended This Period:	\$ 19,806
HOME Balance June 30, 2012:	\$ 19,393
State/Local Funds Expended This Period:	\$ 5,918
Other Federal Funds Expended This Period:	\$ 29,760
Non-Federal Funds Expended This Period:	\$ 15,284
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 70,771

# Housing Authority of the City of Asheville - Tenant Based Rental Assistance

**HUD #: 1029**

**Status: Underway**

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Housing Authority of the City of Asheville  
**Activity Location:** City of Asheville  
**Activity Description:** Tenant Based Rental Assistance for low or very-low income households will be used in the payment of security deposits for families utilizing Section 8 Housing Choice Vouchers.

**Accomplishments:** Provided TBRA assistance to 87 low and moderate income households

## **Budget Information:**

HOME Funds Budgeted This Period:	\$ 49,000
HOME Funds Expended This Period:	\$ 45,324
HOME Balance June 30, 2012:	\$ 3,676
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 45,324

# On Track Financial Education and Counseling - Tenant Based Rental Assistance

HUD #: 881

Status: Complete

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** On Track Financial Education and Counseling  
**Activity Location:** Asheville/Buncombe County  
**Activity Description:** HOME funds provide tenant based rental assistance (TBRA) to eligible clients to enable access to safe, decent, and affordable rental housing.

**Accomplishments:** HOME Funds were used to provide assistance to 25 households in accessing safe, decent, affordable rental housing.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 26,337
HOME Funds Expended This Period:	\$ 26,337
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 26,337

# On Track Financial Education and Counseling - Tenant Based Rental Assistance

**HUD #: 1030**

**Status: Underway**

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** On Track Financial Education and Counseling  
**Activity Location:** City of Asheville  
**Activity Description:** HOME funds provided tenant based rental assistance (TBRA) to eligible clients to enable access to safe, decent and affordable rental housing.

**Accomplishments:** HOME funds was used to provide rental assistance to enable 44 households to access safe, decent, affordable rental housing.

## **Budget Information:**

HOME Funds Budgeted This Period:	\$ 24,500
HOME Funds Expended This Period:	\$ 14,898
HOME Balance June 30, 2012:	\$ 9,601
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 14,898

## Homeward Bound - Tenant Based Rental Assistance

HUD #: 1031

Status: Underway

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Homeward Bound  
**Activity Location:** City of Asheville  
**Activity Description:** Provides rent support for chronically homeless individuals or families entering permanent housing in Asheville. Extensive support services (supported with by CDBG) will assist the tenants to remain in stable housing. The program need and purpose are important elements in implementing the 10YP to End Homelessness.  
**Accomplishments:** 11 households (11 individuals) benefitted from tenant-based rental assistance through HOME funds from July 1, 2011 to June 30, 2012. These individuals moved from homelessness to permanent housing and/or received case management in order to help them maintain housing long-term. 4 clients have disability income and 5 had permanent employment.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 53,900
HOME Funds Expended This Period:	\$ 16,142
HOME Balance June 30, 2012:	\$ 37,757
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 16,142

## Homeward Bound - Tenant Based Rental Assistance

HUD #: 966

Status: Complete

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Homeward Bound  
**Activity Location:** Asheville/Buncombe County  
**Activity Description:** Provides rent support for chronically homeless individuals or families entering permanent housing in Asheville. Extensive support services (supported with CDBG) will assist the tenants to remain in stable housing. The program need and purpose are important elements in implementing the 10 Year Plan to End Homelessness.  
**Accomplishments:** 16 households benefitted from tenant-based rental assistance through HOME funds. These individuals moved from homelessness to permanent housing and received case management in order to help them maintain housing long-term.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 26,433
HOME Funds Expended This Period:	\$ 26,433
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 26,433

# Western Carolina Community Action - Tenant Based Rental Assistance

## HUD #: 1053

**Status: Underway**

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Western Carolina Community Action  
**Activity Location:** Transylvania County  
**Activity Description:** HOME funds provided tenant based rental assistance (TBRA) to eligible clients to enable access to safe, decent and affordable rental housing.

**Accomplishments:** HOME funds were used to provide assistance to 2 households to access safe, decent, affordable rental housing during the reporting period.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 17,325
HOME Funds Expended This Period:	\$ 899
HOME Balance June 30, 2012:	\$ 16,425
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 899

# Community Housing Coalition of Madison County - Homeowner Rehab

## HUD #: 970

### Status: Complete

**HOME Activity Type:** Single-family Rehabilitation  
**Agency:** Community Housing Coalition of Madison County  
**Activity Location:** Madison County  
**Activity Description:** Rehabilitation of single family housing units occupied by low-income homeowners.

**Accomplishments:** 2 Rehabilitations completed, (2 completed previous year)

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 32,545
HOME Funds Expended This Period:	\$ 32,545
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 2,303
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 34,849

# Community Housing Coalition of Madison County - Homeowner Rehab

## HUD #: 1038

**Status: Underway**

**HOME Activity Type:** Single-family Rehabilitation  
**Agency:** Community Housing Coalition of Madison County  
**Activity Location:** Madison County  
**Activity Description:** Rehabilitation of single family housing units occupied by low-income homeowners.

**Accomplishments:** Completed 3 rural home rehabilitations using HOME Funds.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 68,600
HOME Funds Expended This Period:	\$ 40,843
HOME Balance June 30, 2012:	\$ 27,757
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 40,843

## Mountain Housing Opportunities - Rural Home Rehab

HUD #: 937, 971

Status: 937 Complete - 971 Underway

**HOME Activity Type:** Single-family Rehabilitation  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Buncombe County - Outside Asheville  
**Activity Description:** Single family housing rehabilitation. Typical repairs that are addressed are in roofing, electrical, plumbing, windows, doors, heating, accessibility, insulation and carpentry.

**Accomplishments:** MHO completed 1 Rural Home Rehabilitation using HOME funds.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 105,767
HOME Funds Expended This Period:	\$ 53,400
HOME Balance June 30, 2012:	\$ 52,367
State/Local Funds Expended This Period:	\$ 9,285
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 62,685

# Mountain Housing Opportunities - Down Payment Assistance - Buncombe County

HUD #: 972

Status: Completed

HOME Activity Type: Down Payment Assistance  
Agency: Mountain Housing Opportunities  
Activity Location: Buncombe County - Outside Asheville  
Activity Description: Downpayment Assistance Loans to income-qualifying households in Buncombe County

Accomplishments: Provided downpayment assistance loans to 2 low/moderate income households in Buncombe County

## Budget Information:

HOME Funds Budgeted This Period:	\$ 28,500
HOME Funds Expended This Period:	\$ 28,500
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 430,666
HOME Program Income	\$ 3,000
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 462,166

# Mountain Housing Opportunities - Down Payment Assistance - Asheville

## HUD #: 1032

**Status: Underway**

**HOME Activity Type:** Down Payment Assistance  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Activity Description:** Downpayment Assistance Loans to income-qualifying households with in the City of Asheville

**Accomplishments:** No Activity this period

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 39,200
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 39,200
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

# Mountain Housing Opportunities - Down Payment Assistance - Buncombe County

HUD #: 1033

Status: Underway

HOME Activity Type: Down Payment Assistance  
Agency: Mountain Housing Opportunities  
Activity Location: Buncombe County - Outside Asheville  
Activity Description: Downpayment Assistance Loans to income-qualifying households in Buncombe County

Accomplishments: No Activity this period

## Budget Information:

HOME Funds Budgeted This Period:	\$ 98,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 98,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

# Asheville Area Habitat for Humanity - Woodland Court Down Payment Assistance

HUD #: 963

Status: Completed

**HOME Activity Type:** Down Payment Assistance  
**Agency:** Asheville Area Habitat for Humanity  
**Activity Location:** West Asheville  
**Activity Description:** The Asheville Area Habitat for Humanity (AAHH) Direct Homebuyer Assistance Program will provide downpayment assistance to ten (10) low income households earning between 30% and 60% of area median income for units purchased by income-eligible buyers in the Woodland Court subdivision in West Asheville.  
**Accomplishments:** Two (2) low-income buyers were provided with downpayment assistance during the reporting period.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 35,779
HOME Funds Expended This Period:	\$ 35,779
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 33,432
HOME Program Income	\$ 3,220
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 72,432

# Western Carolina Community Action - Down Payment Assistance

## HUD #: 975

**Status: Completed (Remaining funds transferred to new activity)**

**HOME Activity Type:** Down Payment Assistance  
**Agency:** Western Carolina Community Action  
**Activity Location:** Transylvania County  
**Activity Description:** To assist low-income buyers in Transylvania County with home purchases.

**Accomplishments:** 1 low-income family became a first-time homebuyer and acquired an asset.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 5,775
HOME Funds Expended This Period:	\$ 5,775
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 2,075
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 7,850

# Mountain Housing Opportunities - Self-Help Homeownership

HUD #: 973

Status: Complete

HOME Activity Type: Single-family New Construction  
Agency: Mountain Housing Opportunities  
Activity Location: Bryd Road Subdivision, Black Mountain, Buncombe County  
Activity Description: Construction of 6 new affordable homes using the USDA mutual self-help method.

Accomplishments: All 6 homes are complete and occupied

## Budget Information:

HOME Funds Budgeted This Period:	\$ 1,000
HOME Funds Expended This Period:	\$ 1,000
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 460,631
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 461,631

# Mountain Housing Opportunities - Self Help Homeownership

HUD #: 837

Status: Underway

**HOME Activity Type:** Single-family New Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Corner of Al Dorf Drive & Governor Thompson Terrace,  
Weaverville NC  
**Activity Description:** Construct 12 new affordable homes using the USDA mutual self-help method.

**Accomplishments:** Infrastructure improvements nearly complete. First group of 6 families scheduled to begin construction by Sept 2012.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 1,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 130,471
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 52,000
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 182,471

# Mountain Housing Opportunities - Single Family Scattered Site Development

HUD #: 1034

Status: Underway

**HOME Activity Type:** Single-family New Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Buncombe County  
**Activity Description:** Mountain Housing Opportunites, a Community Housing Development Organization (CHDO) will construct three (3) new single-family homes to be sold to low-income families in Buncombe County, NC

**Accomplishments:** 0 Homes were completed and sold during the reporting period. 0 homes wer under construction as of June 30, 2012. 0 infill lots have been identified for future development.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 49,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 49,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

# Mountain Housing Opportunities - Single-Family House Rehabilitation

## HUD #: 891

### Status: Completed

**HOME Activity Type:** Single-family Rehabilitation  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** 212 Central Avenue, Black Mountain, Buncombe County  
**Activity Description:** Rehabilitation and resale of one single family home located on Central Avenue in Black Mountain to be sold to a low income household. This home is on the same site as the new homes being constructed in the Self Help Project described on the previous page.  
**Accomplishments:** None in this reporting period, all accomplishments reported in previous year.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 1,272
HOME Funds Expended This Period:	\$ 1,272
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 1,272

## Mountain Housing Opportunities - Clingman Lofts

HUD #: 752

Status: Complete

**HOME Activity Type:** Single-family New Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** 125 Clingman Avenue, Asheville, NC 28801  
**Activity Description:** MHO will act as developer to construct 21 condominiums on Clingman Avenue of which ten (10) will be assisted with HOME funds and sold to families with incomes below 80% of AMI. All units will comply with Energy Star Certification and will meet NC HealthyBuilt guidelines.  
**Accomplishments:** Ten (10) low income families achieved homeownership. The project was completed during this reporting period.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 0
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 22,998
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 22,998

# Housing Assistance Corporation - Ridgecrest Single Family Housing Development

HUD #: 1037

Status: Underway

**HOME Activity Type:** Single-family New Construction  
**Agency:** Housing Assistance Corporation  
**Activity Location:** 3909 Chimney Rock Rd. Edneyville, NC  
**Activity Description:** Housing Assistance Corporation will develop thirty-two (32) single family homes over six (6) Phases in the Ridgecrest subdivision. The HOME funding provided by this grant will support the construction of six (6) HOME units in Phases III and IV to be sold to families earning less than 80% of the area median income.  
**Accomplishments:** Phases I and II of the Ridgecrest subdivision are currently under construction. Phase III and IV has not yet started construction. No units were completed under this grant during the reporting period. Please note that units completed in phase I and II of the Ridgecrest subdivision during the reporting period have been reported under activity #967.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 82,320
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 82,320
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

# Housing Assistance Corporation - Mapleton/Ridgecrest

HUD #: 967

Status: Underway

**HOME Activity Type:** Single-family New Construction  
**Agency:** Housing Assistance Corporation  
**Activity Location:** 3909 Chimney Rock Rd. Edneyville, NC  
**Activity Description:** Housing Assistance Corporation, acting as a Community Housing Development Organization (CHDO) will develop thirty-two (32) single family homes for low-income families over six (6) phases in the Ridgecrest Subdivision. The HOME funding provided by this grant will support the construction of eleven (11) HOME-assisted units in Phases I and II to be sold to families earning less than 80% of the area median income.

**Accomplishments:** The project is currently under construction. Six (6) HOME-assisted units were completed during the reporting period. Six (6) project units have been completed to date. Five (5) additional families have been approved for the Self-Help program during the reporting period, and those five (5) homes are in various stages of construction.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 0
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 829,118
Other Federal Funds Expended This Period:	\$ 22,600
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 6,925
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 858,643

## Housing Assistance Corporation - Three Seeds Subdivision

HUD #: 774

Status: Underway

**HOME Activity Type:** Single-family New Construction  
**Agency:** Housing Assistance Corporation  
**Activity Location:** Oak Grove Road, Henderson County  
**Activity Description:** Housing Assistance Corporation, acting as a Community Housing Development Organization (CHDO) will develop thirteen (13) single family homes for sale to low income households below 80% of area median income. All thirteen (13) of these units will be assisted with HOME funds.  
**Accomplishments:** Project is nearing completion. One (1) unit was completed during the reporting period. Activity will be fully completed in September 2012.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 0
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 167,113
Other Federal Funds Expended This Period:	\$ 108
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 167,221

# Henderson County Habitat for Humanity - Shuey Knolls Subdivision

## HUD #: 882

### Status: Completed

**HOME Activity Type:** Single-family New Construction  
**Agency:** Henderson County Habitat for Humanity  
**Activity Location:** Highway 64, Henderson County  
**Activity Description:** Henderson County Habitat for Humanity will utilize \$135,000 of 2009 HOME funds for infrastructure construction at the Shuey Knolls subdivision in Edneyville, NC. New infrastructure will support ten (10) single family homes which will be sold to low-income families earning between 30% and 60% of the area median income.

**Accomplishments:** All infrastructure is complete and ten (10) single family homes have been completed and sold to low-income buyers with support from this grant. Four (4) homes were completed during the reporting period, all which were assisted with HOME funds.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 5,627
HOME Funds Expended This Period:	\$ 5,627
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 80,000
Other Federal Funds Expended This Period:	\$ 24,452
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 110,079

**Henderson County Habitat for Humanity - Shuey Knolls Subdivision**  
**HUD #: 965**  
**Status: Completed**

**HOME Activity Type:** Single-family New Construction  
**Agency:** Henderson County Habitat for Humanity  
**Activity Location:** Highway 64, Henderson County  
**Activity Description:** Henderson County Habitat for Humanity will utilize \$95,000 of 2010 HOME funds for infrastructure construction at the Shuey Knolls subdivision in Edneyville, NC. New infrastructure will support six (6) single family homes which will be sold to low-income families earning between 30% and 60% of the area median income.  
**Accomplishments:** All infrastructure is complete and six (6) single family homes have been completed and sold to low-income homebuyers with support from this grant. Six (6) homes were completed during the reporting period, all of which were assisted with HOME funds.

**Budget Information:**

HOME Funds Budgeted This Period:	\$ 76,938
HOME Funds Expended This Period:	\$ 75,938
HOME Balance June 30, 2012:	\$ 1,000
State/Local Funds Expended This Period:	\$ 120,000
Other Federal Funds Expended This Period:	\$ 36,678
Non-Federal Funds Expended This Period:	\$ 43,200
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 275,816

# Henderson County Habitat for Humanity - Dodds Meadows Single Family Housing Phase 1

**HUD #: N/A**

**Status: N/A**

**HOME Activity Type:** Single-family New Construction  
**Agency:** Henderson County Habitat for Humanity  
**Activity Location:** East Flat Rock, Henderson County  
**Activity Description:** Phase 1 Infrastructure to support the construction of six units of new affordable single-family housing.

**Accomplishments:** No activity this reporting period.

## **Budget Information:**

HOME Funds Budgeted This Period:	\$ 171,500
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 171,500
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

# Mountain Housing Opportunities - East Riverside Development

HUD #: 793

Status: Underway

**HOME Activity Type:** Multi-family New Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Ralph and Choctaw Streets in Asheville  
**Activity Description:** Mountain Housing Opportunities, Inc., acting as a CHDO, will develop eleven (11) affordable multifamily rental units in the historic Glen Rock Hotel building for low-income households.

**Accomplishments:** All financing sources secured and committed. Construction to begin in September 2012.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 35,138
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 35,138
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 28,400
Non-Federal Funds Expended This Period:	\$ 117,600
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 146,000

# Mountain Housing Opportunities - Larchmont Development

HUD #: 974

Status: Underway

**HOME Activity Type:** Multi-family Rental Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** 24 E. Larchmont Road, Asheville, NC 28804  
**Activity Description:** Mountain Housing Opportunities, Inc., acting as a Community Housing Development Organization (CHDO) wil construct sixty (60) multifamily rental units for low income households in North Asheville, Nine (9) of which will be assisted with HOME funds.

**Accomplishments:** Project is currently under construction. No project units were completed and leased during the reporting period. Zero (0) HOME-assisted units were completed and leased during the reporting period. Construction was 54% complete on June 30, 2012. Project is expected to be completed and occupied by November 2012.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 0
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 394,584
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 2,108,015
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 2,502,599

# Mountain Housing Opportunities - Westmore Apartments

HUD #: 921

Status: Complete

**HOME Activity Type:** Multi-family Rental Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** 42, 43, 46, 47, 50, 51, 55 Westmore Drive, Asheville, NC 28806  
**Activity Description:** Mountain Housing Opportunities, Inc. (MHO) acting as a Community Housing Development Organization (CHDO) will construct seventy-two (72) multifamily rental units for low income households in West Asheville, all of which will be assisted with HOME funds.  
**Accomplishments:** Project was completed during the reporting period. Seventy-two (72) project units were completed and leased during the reporting period, all of which were assisted with HOME funds. Construction is 100% completed and fully occupied by low-income families.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 0
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 499,099
HOME Program Income	\$ 0
CHDO Proceeds	\$ 150,000
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 649,099

# Mountain Housing Opportunities - Eagle Market Place Family Housing Development

HUD #: N/A

Status: N/A

**HOME Activity Type:** Multi-family Rental Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Eagle & Market Streets, Asheville 28801  
**Activity Description:** Development of 62 Low Income Housing Tax Credit units in downtown Asheville, of which 11 will be designated HOME units.

**Accomplishments:** Application for LIHTC submitted with funding decision due in fall, 2012.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 462,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 462,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

# Housing Assistance Corporation - Oak Haven

HUD #: 968

Status: Underway

**HOME Activity Type:** Multi-family Rental Construction  
**Agency:** Housing Assistance Corporation  
**Activity Location:** 1310 Old Spartanburg Road, Hendersonville, NC  
**Activity Description:** Housing Assistance Corporation, acting as a Community Housing Development Organization (CHDO) will construct fifty-six (56) multifamily affordable rental units for low-income seniors, eleven (11) of which will be assisted with HOME funds. Six (6) of these units will be reserved for low-income persons with disabilities.  
**Accomplishments:** The project is currently under construction. All fifty-six (56) units were completed during the reporting period. None have been leased to date. Total project construction is 98% complete and all units are expected to be fully leased and occupied by October 2012.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 445,000
HOME Funds Expended This Period:	\$ 444,000
HOME Balance June 30, 2012:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 524,723
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 708,306
Total Project Funds Expended This Period:	\$ 1,677,029

# Mountain Housing Opportunities - Affordable Rental Housing Predevelopment

HUD #: 1050

Status: Underway

**HOME Activity Type:** Multi-family Rental Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Buncombe County  
**Activity Description:** Mountain Housing Opportunities, Inc. as a Community Housing Development Organization (CHDO), will explore the feasibility of developing twenty-one (21) affordable multifamily rental units in the historic Glen Rock Hotel building for low-income households. Activities will include preparation of site plans, architectural and engineering designs, preparation of water and sewer plans, completion of a detailed financial plan, and preparation of applications for federal, state, and local funds.  
**Accomplishments:** All financing sources were secured and committed during the reporting period. Construction is scheduled to begin in September 2012.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 29,400
HOME Funds Expended This Period:	\$ 28,400
HOME Balance June 30, 2012:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 117,610
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 146,010

# Housing Assistance Corporation - Affordable Rental Housing Predevelopment

**HUD #: 1040**

**Status: Underway**

**HOME Activity Type:** Multi-family New Construction  
**Agency:** Housing Assistance Corporation  
**Activity Location:** Henderson County  
**Activity Description:** The Housing Assistance Corporation, as a Community Housing Development Organization (CHDO), will use predevelopment loan funds to study the feasibility of developing multifamily rental units for low-income families in Henderson County, NC. Activities will include the preparation of site plans, architectural and engineering designs, preparation of water/sewer plans, detailed financial plans, and preparation of federal, state, and local funding applications.  
**Accomplishments:** Completion of predevelopment activities resulted in securing site control of property in Fletcher, NC, and submission of a Low Income Housing Tax Credit (LIHTC) application for sixty-four (64) multifamily units to serve families earning below 60% of the area median income.

## **Budget Information:**

HOME Funds Budgeted This Period:	\$ 17,640
HOME Funds Expended This Period:	\$ 12,883
HOME Balance June 30, 2012:	\$ 4,756
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 12,883

## Mountain Housing Opportunities - CHDO Operating Expenses

HUD #: 1042

Status: Completed

HOME Activity Type: CHDO Operating Expenses  
Agency: Mountain Housing Opportunities  
Activity Location: Buncombe County  
Activity Description: Planning and development work for affordable housing development

Accomplishments: Achieved financing and funding for two projects which total 84 units of affordable housing

### Budget Information:

HOME Funds Budgeted This Period:	\$ 16,011
HOME Funds Expended This Period:	\$ 16,011
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 16,011

# Housing Assistance Corporation - CHDO Operating Expenses

HUD #: 1043

Status: Completed

HOME Activity Type: CHDO Operating Expenses  
Agency: Housing Assistance Corporation  
Activity Location: Henderson County  
Activity Description: Planning and development work for affordable housing development

Accomplishments: One full time Director of Residential Development staff position overseeing housing development has been maintained. A new CHDO project Braeburn Apartments was proposed and received a HOME funding allocation for 2012-2013.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 16,011
HOME Funds Expended This Period:	\$ 16,011
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 52,675
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 6,925
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 75,611

## Western Carolina Community Action - CHDO Operating Expenses

HUD #: 1044

Status: Completed

HOME Activity Type: CHDO Operating Expenses  
Agency: Western Carolina Community Action  
Activity Location: Transylvania County  
Activity Description: CHDO Operation

**Accomplishments:** Staff participated in development training and capacity building; have been intimately involved with the TCCLTrust in an ongoing effort to identify co-development potential for future projects; and have met with members of the community in an effort to explore potential CHDO housing development opportunities.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 16,011
HOME Funds Expended This Period:	\$ 14,765
HOME Balance June 30, 2012:	\$ 1,245
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 14,765

# Community Housing Coalition of Madison County - CHDO Operating Expenses

HUD #: 1045

Status: Completed

**HOME Activity Type:** CHDO Operating Expenses  
**Agency:** Community Housing Coalition of Madison County  
**Activity Location:** Madison County  
**Activity Description:** CHDO Planning and Development. CHC's primary focus for the year has been to continue to establish a framework to enable it to undertake a CHDO project in the 2012/13 CHDO year. This has included identification of land, building relationships with financial institutions, applying for funding (both CHDO and other related support), planning first-time homebuyer awareness initiatives and general outreach.  
**Accomplishments:** Participated in GroWNC initiative  
Developed grant proposal for CHDO project, provisionally awarded by Asheville Regional Housing Consortium  
Established possible financing relationships with community banks for support of CHDO Project  
Initiated first time home buyer fair to be held early in 2012/13 year  
Identified undeveloped property for acquisition for new home construction  
Initiated discussions with Habitat for Humanity of Madison County related to possible cooperative activities  
Completed Capacity Building technical assistance plan under guidance of Land Of Sky Regional Council

## Budget Information:

HOME Funds Budgeted This Period:	\$ 16,161
HOME Funds Expended This Period:	\$ 15,404
HOME Balance June 30, 2012:	\$ 756
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 15,404

## City Of Asheville - Member Administration

HUD #: 5

Status: Underway

HOME Activity Type: Program Admin & Planning Capacity  
Agency: City Of Asheville  
Activity Location: Consortium-wide  
Activity Description: Funds allocated for administration of HOME projects by Member Governments of the Consortium

### Accomplishments:

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 14,128
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 14,128
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

# City of Asheville - Community Development - HOME Administration

HUD #: 1041

Status: N/A

**HOME Activity Type:** Program Admin & Planning Capacity  
**Agency:** City of Asheville - Community Development  
**Activity Location:** Consortium-wide  
**Activity 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 report  
**Accomplishments:** N/A

## Budget Information:

HOME Funds Budgeted This Period:	\$ 200,516
HOME Funds Expended This Period:	\$ 121,913
HOME Balance June 30, 2012:	\$ 78,603
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 121,913

## City Of Asheville - Unallocated Funds

HUD #: N/A

Status: Underway

HOME Activity Type: Unallocated Funds  
Agency: City Of Asheville  
Activity Location:  
Activity Description: Funds which were returned from completed or terminated programs during the program year and were re-allocated for the 2012-13 program year.

Accomplishments: N/A

### Budget Information:

HOME Funds Budgeted This Period:	\$ 37,089
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 37,089
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

## Section X - List of Housing Activities and Maps

Map 1 - Housing Activities Within City of Asheville

### Mountain Housing Opportunities - Down Payment Assistance

1	86 Grandview Road	28806	9617-97-8872-00000	1	CDBG
2	197 Merchant Street	28803	9657-47-3177-00000	1	CDBG
3	701 Villas Court	28806	9628-27-1812-00000	1	CDBG
4	174 Joyner Avenue	28806	9638-70-9617-00000	1	CDBG
5	514 Deaverview Road	28806	9628-06-4658-00000	1	Other
6	40 Moody Road	28806	9618-25-4587-00000	1	Other
7	8 Ridge Road	28803	9657-19-5601-00000	1	Other
8	10 Wilson Creek Drive	28803	9657-14-2486-00000	1	Other
9	27 Dunwell Avenue	28806	9638-24-0864-00000	1	Other
10	111 Darcus Lane	28806	9628-48-0617-00000	1	Other
11	119 Clarendon Road	28806	9628-51-5683-00000	1	Other
12	309 Morgan Road	28715	8697-67-2464-00000	1	Other
Total Units				12	

### Green Opportunities - GO Team Weatherization Assistance and Apprenticeship Program

13	63 Bingham Rd Lot 32	28806	9639-52-8980-00000	1	CDBG
13	63 Bingham Rd Lot 67	28806	9639-52-8980-00000	1	CDBG
14	48 Boyd Ave	28806	9638-47-3011-00000	1	CDBG
15	422 Brooklyn Rd	28803	9657-02-3555-00000	1	CDBG
16	75 Brownwood Ave	28806	9638-74-7563-00000	1	CDBG
17	88 Buchanan Ave	28801	9648-46-7855-00000	1	CDBG
18	131 Carroll Ave	28801	9648-68-1039-00000	1	CDBG
19	90 Century Blvd	28803	9657-01-8810-00000	1	CDBG
20	37 Churchill St	28801	9648-35-0337-00000	1	CDBG
21	84 Clingman Ave	28806	9648-18-0637-00000	1	CDBG
21	104 Clingman Ave	28806	9648-08-9405-00000	1	CDBG
22	30 Compton Dr	28806	9629-41-8608-00000	1	CDBG
23	47 Eastover Drive	28806	9639-45-4911-00000	1	CDBG
24	27 Erskine Ave	28801	9648-23-7266-00000	1	CDBG
25	64 Fenner Ave	28804	9740-30-1147-00000	1	CDBG
26	15 Florida Ave.	28806	9638-36-5119-00000	1	CDBG
27	50 Fulton St	28801	9649-34-1150-00000	1	CDBG
28	28 Gray St	28801	9649-03-0171-00000	1	CDBG
28	54 Gray St	28801	9639-93-6186-00000	1	CDBG
29	279 Hillside St	28801	9649-54-0711-00000	1	CDBG
30	412 London Rd	28803	9647-94-6983-00000	1	CDBG
31	185 Louisiana Ave Apt 1	28806	9638-27-2082-00000	1	CDBG
31	185 Louisiana Ave Apt 2	28806	9638-27-2082-00000	1	CDBG
31	185 Louisiana Ave Apt 3	28806	9638-27-2082-00000	1	CDBG
31	185 Louisiana Ave Apt 4	28806	9638-27-2082-00000	1	CDBG
32	84 Martin Ave	28806	9638-35-7326-00000	1	CDBG
33	12 Melton Dr	28805	9659-71-5163-00000	1	CDBG
34	125 Merchant St	28803	9657-47-2880-00000	1	CDBG
35	128 Mount Clare	28801	9649-25-7190-00000	1	CDBG
36	87 Ora St	28801	9648-14-2847-00000	1	CDBG
37	90 S. French Broad	28801	9648-28-2823-00000	1	CDBG
38	126 Shiloh Rd	28803	9657-03-4374-00000	1	CDBG
39	21 Busbee View Circle	28803	9657-30-4662-00000	1	CDBG
40	63 Clinton Ave	28806	9628-95-0025-00000	1	CDBG
41	90 Courtland Ave	28801	9649-02-3073-00000	1	CDBG
42	171 Fayetteville St	28806	9638-46-9825-00000	1	CDBG

43	56 Gaston St	28801	9648-24-6405-00000	1	CDBG
44	11 Hillendale Rd	28805	9648-97-2982-00000	1	CDBG
45	135 Little Knob Rd	28803	9667-58-4723-00000	1	CDBG
46	232 Montford Ave	28801	9649-03-4381-00000	1	CDBG
47	66 N Bear Creek Rd	28806	9628-45-9669-00000	1	CDBG
48	21 Ora St	28801	9648-15-3629-00000	1	CDBG
49	65 Shawnee Trail	28805	9658-45-0552-00000	1	CDBG
50	45 Springvale Ave	28803	9658-21-5771-00000	1	CDBG
51	67 Walton St	28801	9648-13-0260-00000	1	CDBG
52	23 Wellington St	28806	9638-74-0013-00000	1	CDBG
53	50 White Fawn Dr	28801	9648-56-0413-00000	1	CDBG

Total Units 47

**Mountain Housing Opportunities - Westmore Apartments**

54	42 Westmore Drive - 72 units	28806	9628-37-4086-00000	72	HOME/LIHTC
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**Asheville Area Habitat for Humanity - Woodland Court Down Payment Assistance**

55	6 Tivoli Drive	28806	9628-33-9271-00000	1	HOME
56	38 Woodland Drive	28806	9628-33-6263-00000	1	HOME

Total Units 2

**OnTrack Financial Education and Counseling - Tenant Based Rental Assistance**

57	Operated from 50 South French Broad Avenue	28801	9648-29-2381-00000	69	HOME
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**Homeward Bound - Tenant Based Rental Assistance**

58	Operated from 35 Grove Street	28801	9648-29-4599-00000	27	HOME
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**Housing Authority of the City of Asheville - Tenant Based Rental Assistance**

59	Operated from 165 South French Broad Avenue, Suite 1	28801	9648-18-8267-00000	87	HOME
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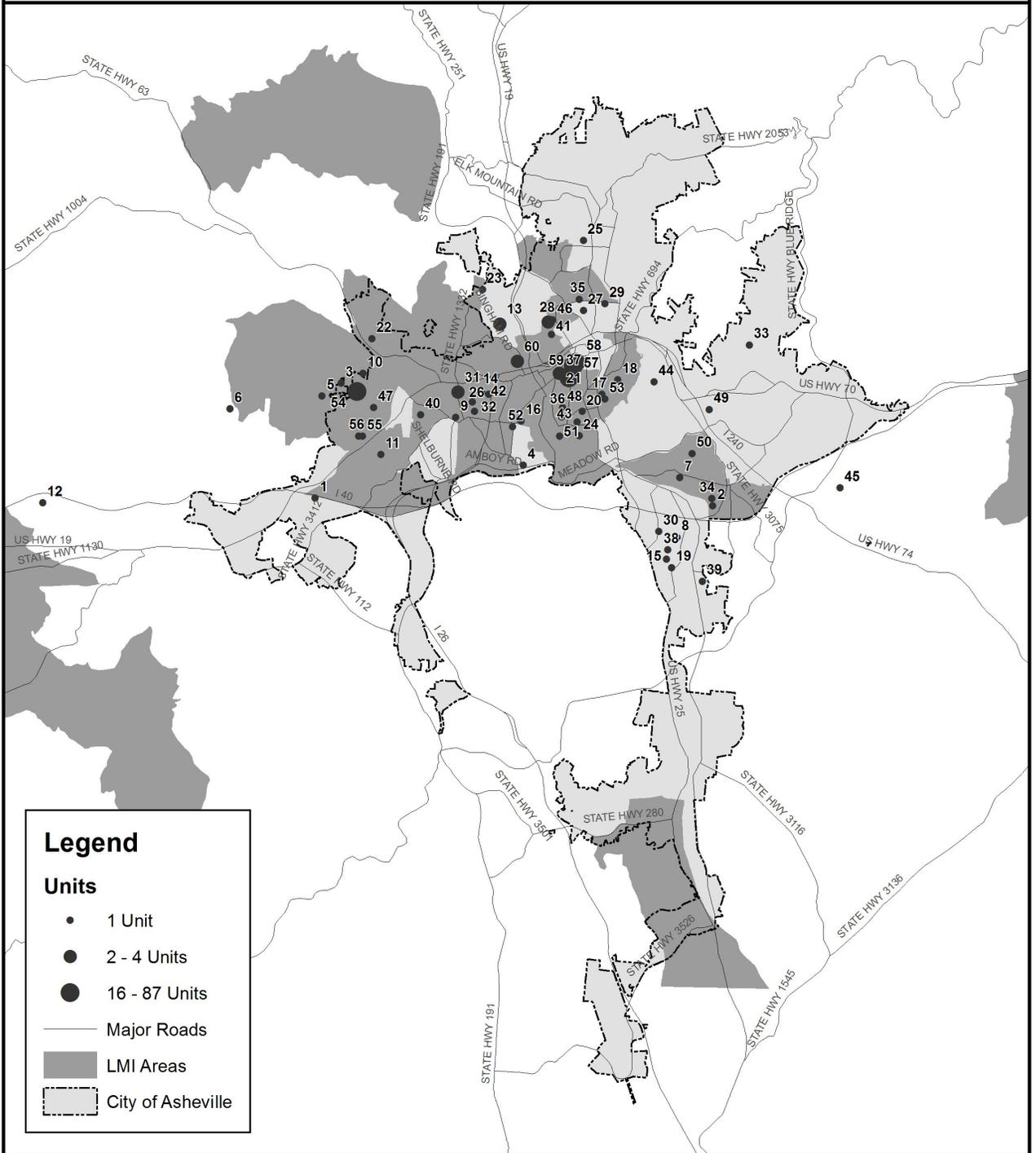
**Eblen Charities - Tenant Based Rental Assistance**

60	Operated from 50 Westgate Parkway, Asheville, NC	28806	9638-79-4616-00000	16	HOME
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**Completed Housing Activities  
within the City of Asheville**  
2011-2012  
(Excluding Emergency Repairs)



Prepared by the City of Asheville  
Planning and Development Department  
September 2012



**Section X - List of Housing Activities and Maps**

Map 2 - Housing Activities Outside the City of Asheville

Ref #	Address	Zip	PIN	Units	Funding Source
<b>Henderson County Habitat for Humanity - Shuey Knolls Subdivision</b>					
1	736 Ida Rogers Drive	28792	0601000987	1	HOME
1	718 Ida Rogers Drive	28792	0601005086	1	HOME
1	782 Ida Rogers Drive	28792	0601004314	1	HOME
1	940 Ida Rogers Drive	28792	0601004314	1	HOME
1	751 Ida Rogers Drive	28792	0601002044	1	HOME
1	737 Ida Rogers Drive	28792	0600092998	1	HOME
1	752 Ida Rogers Drive	28792	0601004282	1	HOME
1	702 Ida Rogers Drive	28792	0600096938	1	HOME
1	686 Ida Rogers Drive	28792	0600096869	1	HOME
1	721 Ida Rogers Drive	28792	0600093941	1	HOME
Total Units				10	
<b>Community Housing Coalition of Madison County - Rural Home Rehabilitation</b>					
2	6585 Big Laurel Road, Marshall	28753	9820-07-6963-00000	1	HOME
3	7139 Hwy 208, Marshall	28753	8883-81-2787-00000	1	HOME
4	145 Culvin Creek Road, Marshall	28753	9822-02-9384-00000	1	HOME
5	150 Berry Wills Road, Hot Springs	28743	8860-54-3913-00000	1	HOME
6	575 Wyatt Lane, Hot Springs	28743	8757-04-4524-00000	1	HOME
Total Units				5	
<b>Mountain Housing Opportunities - Rural Home Rehabilitation</b>					
7	403 Justice Ridge Rd.	28715	8697-45-0842-00000	1	HOME
<b>Mountain Housing Opportunities - Down Payment Assistance in Buncombe County</b>					
8	42 Rocky Hollow, Weaverville	28787	9745-37-6013-00000	1	HOME
9	34 High Country Road, Weaverville	28787	9733-99-3987-00000	1	HOME
10	259 W. Swift Creek Road, Fletcher	28732	9641-99-9978	1	OTHER
Total Units				3	
<b>Mountain Housing Opportunities - Self Help Homeownership - Byrd Road</b>					
11	25 Byrd Road, Black Mtn	28711	0609-96-3790	1	HOME
11	27 Byrd Road, Black Mtn	28711	0609-96-4708	1	HOME
11	29 Byrd Road, Black Mtn	28711	0609-96-3895	1	HOME
11	10 Jubilee Circle, Black Mtn	28711	0609-96-2677	1	HOME
11	11 Jubilee Circle, Black Mtn	28711	0609-96-2872	1	HOME
11	12 Jubilee Circle, Black Mtn	28711	0609-96-2743	1	HOME
Total Units				6	
<b>Housing Assistance Corporation - Mapleton/Ridgecrest</b>					
12	31 May Apple Dr., Edneyville	28727	0601249245	1	HOME
12	46 May Apple Dr., Edneyville	28727	0601340450	1	HOME
12	94 May Apple Dr., Edneyville	28727	0601340513	1	HOME
12	109 May Apple Dr., Edneyville	28727	0601247563	1	HOME
12	125 May Apple Dr., Edneyville	28727	0601247678	1	HOME
12	91 Wild Rose Dr., Edneyville	28727	0601342300	1	HOME
Total Units				6	
<b>Housing Assistance Corporation - Three Seeds</b>					
13	125 Victoria Springs Drive, Flat Rock	28713	9587-46-5811	1	HOME
<b>Western Carolina Community Action - Down Payment Assistance</b>					
14	500 Chestnut Cove Rd, Brevard	28712	8572-38-7388-000	14	HOME
<b>Eblen Charities - Tenant Based Rental Assistance</b>					
15	Operated from 50 Westgate Parkway, Asheville, NC	28806	9638-79-4616-00000	20	HOME
<b>Western Carolina Community Action - Tenant Based Rental Assistanc</b>					
16	Operated from 220 King Creek Blvd, Hendersonville, NC	28793	9578-40-6579	14	HOME

**Completed Housing Activities  
Asheville Regional Consortium  
Outside Asheville**

2011-2012



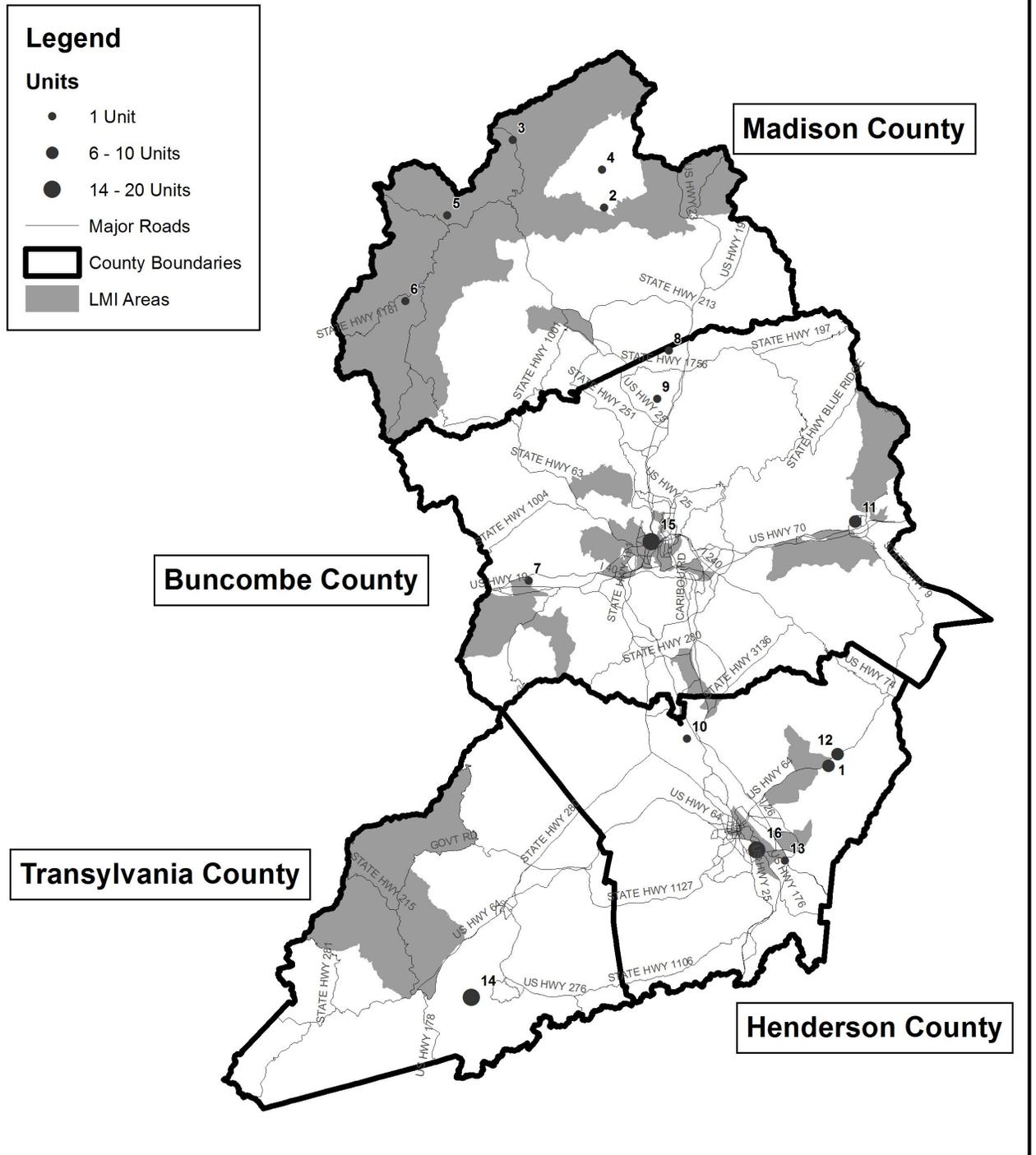
Prepared by the City of Asheville  
Planning and Development Department  
September 2012

**Legend**

**Units**

- 1 Unit
- 6 - 10 Units
- 14 - 20 Units

- Major Roads
- ▭ County Boundaries
- LMI Areas



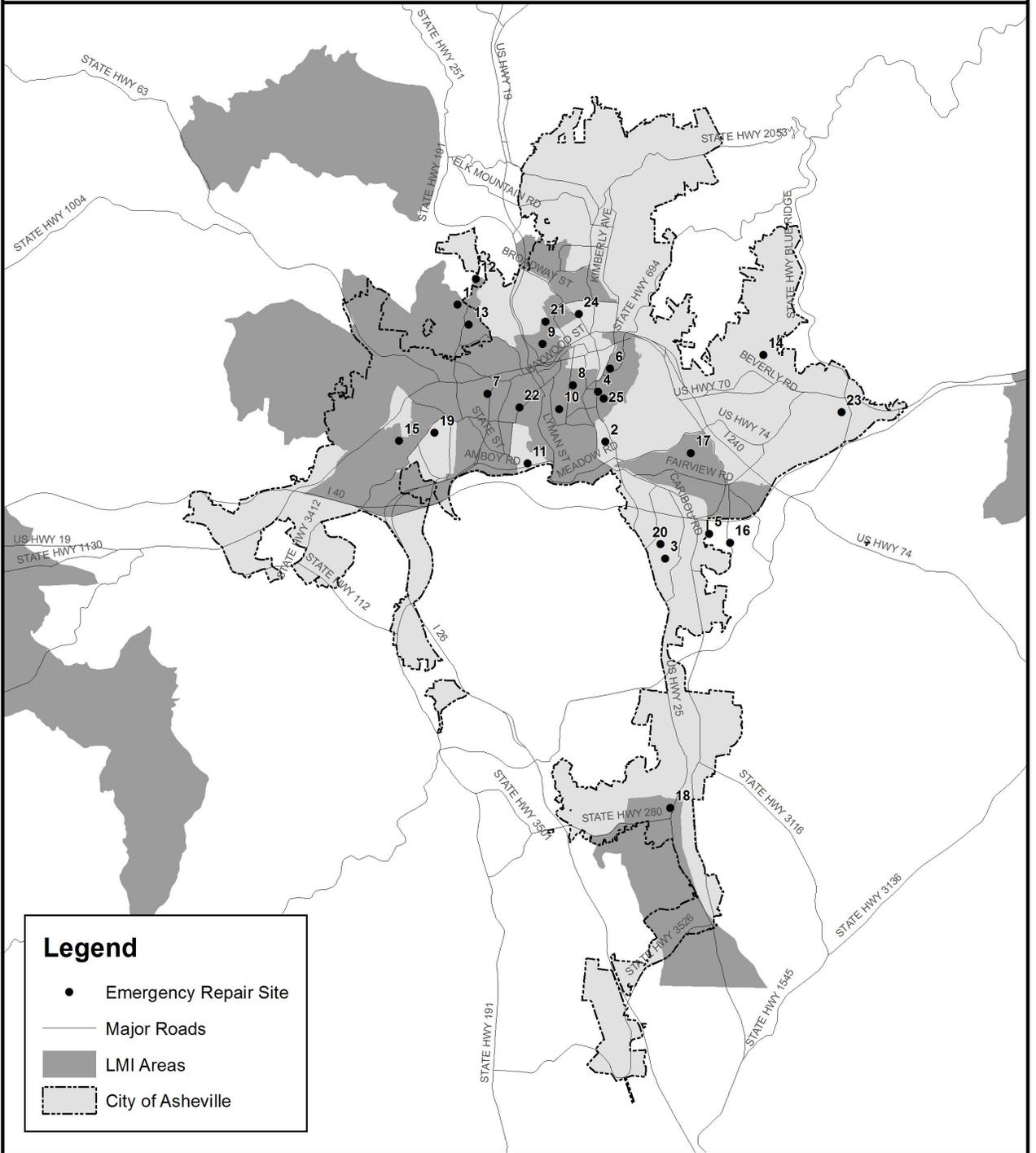
**Section X and Maps**  
**Map 3 Emergency Repair**

<b>Ref. #</b>	<b>Address</b>	<b>Zip</b>	<b>PIN</b>	<b>Units/Site</b>	<b>Funding Source</b>
<b>Emergency Repairs</b>					
1	6 Altamont Ridge Dr.	28806	963924555500000	1	CDBG
2	615 Biltmore Ave.	28803	964852032400000	1	CDBG
3	422 Brooklyn Road	28803	965702355500000	1	CDBG
4	71 Buchanan Avenue	28801	964847502300000	1	CDBG
5	3 Cordial Court	28803	965744174100000	1	CDBG
6	15 Dundee Street	28801	964859508300000	1	CDBG
7	117 Fayetteville Street	28806	963846982500000	1	CDBG
8	193 S. Grove Street	28801	964827363000000	1	CDBG
9	170 Houston Place	28801	963991712700000	1	CDBG
10	1 John Street	28801	964815155200000	1	CDBG
11	128 Joyner Avenue	28806	963880470900000	1	CDBG
12	42 Kenwood Street	28806	963936981100000	1	CDBG
13	44 Mallard Drive	28806	963932396100000	1	CDBG
14	625 New Haw Creek	28805	965980826100000	1	CDBG
15	160 Rumbough Place	28806	962872276600000	1	CDBG
16	300 School Road E	28803	965753998100000	1	CDBG
17	45 Springvale Avenue	28803	965821577100000	1	CDBG
18	1 West Summit	28803	965500789700000	1	CDBG
19	23 Westgate	28806	963803340500000	1	CDBG
20	15 White Avenue	28803	964793976900000	1	CDBG
		Total Units		20	
<b>Tier II Emergency Repairs</b>					
21	32 Gray Street	28801	963993918200000	1	CDBG
22	180 Logan Avenue	28806	963875668600000	1	CDBG
23	21 Looking Glass	28805	966855628500000	1	CDBG
24	18 Mt. Clare Avenue	28801	964923875600000	1	CDBG
25	50 White Fawn	28801	964856041300000	1	CDBG
		Total Units		5	

# Completed Emergency Repair Activities within the City of Asheville 2011-2012



Prepared by the City of Asheville  
Planning and Development Department  
September 2012



**Section XI Beneficiary Data and Financial Summaries**

**Table 13 – Race & Income Characteristics of CDBG Program Beneficiaries**

	MHO-ER	MHO-DPA	MHO-Housing Services	AAHH-Carney Place/Shiloh Housing Services	Homeward Bound-Supportive Housing Services	Homeward Bound-Homeless Programs	OnTrack-HomeBase Housing Services	OnTrack-Fin. Ed and Counseling	Eblen-Housing Services for Homeless Children	GO-Weatherization	GO-Employment Training	MBW-Micro Business Development	Partners Unlimited-At-Risk Student Program	PLS-Homelessness Prevention	HelpMate-Crisis Stabilization	ABCRC-Fair Housing	EMSDC-Renaissance 1	COA-Transit Improvements-816 & 860	COA-N. Louisiana Sidewalks-861	COA-Emma Sidewalks-817	Totals	
Persons or H'holds:																						
<b>Race</b>																						
White	15	4	42	12	106	2385	32	1301	117	18	4	4	14	350	139	25	4				4572	
Black/African Am.	10		25	4	49	816	24	345	115	29	25		27	187	40	28	29				1753	
Asian			5			2		17								1						25
Am. Indian/AK Native					8	29		1	1				1	4	1							45
Hawaiian/Pacific Is.					2	3		2														7
Am Ind/AK Nat & Wh.						2	2	5	5					5	2							21
Asian & White						1		12														13
Afr. Am. & White						8		14	1		1			1	4		1					30
Am.Ind/AK Nat. & Bl.								3	1													4
Other/Multi-Racial						5	2	25	2				2	18	23							77
Don't Know/Refused								22														22
<b>Total</b>	<b>25</b>	<b>4</b>	<b>72</b>	<b>16</b>	<b>165</b>	<b>3251</b>	<b>60</b>	<b>1747</b>	<b>242</b>	<b>47</b>	<b>30</b>	<b>4</b>	<b>44</b>	<b>565</b>	<b>209</b>	<b>54</b>	<b>34</b>	<b>8000</b>	<b>0</b>	<b>2323</b>	<b>16892</b>	
<b>Hispanic Ethnicity</b>				5		71	4	45	6			2			24							157
																						0
<b>Income</b>																						0
Ext. Low (< 30% AMI)	13		18		158	3223	28	418	144	20	24		13	416	209		2				4686	
V. Low (31%-50% AMI)	12		18	3	7	24	26	419	86	20	4		20	121			27				787	
Low (51% - 80% AMI)		4	36	13		4	6	525	12	7	2	4	5	27			4				649	
Moderate (> 80% AMI)								385					6	1			1				393	
<b>Total</b>	<b>25</b>	<b>4</b>	<b>72</b>	<b>16</b>	<b>165</b>	<b>3251</b>	<b>60</b>	<b>1747</b>	<b>242</b>	<b>47</b>	<b>30</b>	<b>4</b>	<b>44</b>	<b>565</b>	<b>209</b>	<b>0</b>	<b>34</b>	<b>8000</b>	<b>0</b>	<b>2323</b>	<b>16838</b>	
<b>Family Status &amp; Sp. Needs</b>																						0
Female-Headed			40	10	43	791	45	230	163	19	7	2	20	286	87		27				1770	
Disabled - not elderly	7		8		161	385	45	71	22	17	1			89	18						824	
Elderly	15		10	2	9	107	4	252		30			1	50							480	
Homeless					165	2952	13		48		2		1	27	151						3359	
AIDS / HIV+						17																17

**Table 14 – Race and Income Characteristics of HOME Program Beneficiaries**

	AAHH Woodland Court DPA	Henderson City Habitat - Shuey Knolls Subdivision	MHO - Rural Home Rehab	MHO - DPA	WCCA - DPA	Homeward Bound - TBRA	OnTrack - TBRA	HACA - TBRA	WCCA - TBRA	EC - TBRA	CHCMC - Homeowner Rehab	MHO - Self Help Home- ownership	HAC - Mapleton/Ridg ecrest	HAC - Three Seeds Development -	MHO - Westmore	Totals
Persons or H'holds:																
<b>Race</b>																
White	2	9	1	2	1	18	32	36	1	14	5	5	2	1	43	172
Black/African Am.		1				7	36	49	1	22		1	4		25	146
Asian															4	4
Am. Indian/AK Native						2		2								4
Hawaiian/Pacific Is.																0
Am Ind/AK Nat & Wh.							1									1
Asian & White																0
Afr. Am. & White																0
Am.Ind/AK Nat. & Bl.																0
Other/Multi-Racial																0
<b>Total</b>	<b>2</b>	<b>10</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>27</b>	<b>69</b>	<b>87</b>	<b>2</b>	<b>36</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>1</b>	<b>72</b>	<b>327</b>
<b>Hispanic Ethnicity</b>		3					1									4
<b>Income</b>																
Ext. Low (< 30% AMI)						26	22	63	1	31	3				18	164
V. Low (31%-50% AMI)		7	1		1	1	31	24	1	5	2	6	3	1	18	101
Low (51% - 80% AMI)	2	3		2			16						3		36	62
Moderate (> 80% AMI)																0
<b>Total</b>	<b>2</b>	<b>10</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>27</b>	<b>69</b>	<b>87</b>	<b>2</b>	<b>36</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>1</b>	<b>72</b>	<b>327</b>
<b>Family Status &amp; Sp. Needs</b>																
Female-Headed	2	3			1	9	34		2	28	4	4	5	1	20	113
Disabled - not elderly			1			8	16	13		5	2		1		8	54
Elderly		1					3	2			2	1			7	16
Homeless						27	8			6						41
AIDS / HIV+								2								2

**Table 15: Beneficiaries of Assisted housing Activities by Location, Tenure, Age, and Income**

Tenure by Age & Income:	Asheville			Buncombe			Henderson		Madison	Transylvania	Totals
	Rehab	New Con.	Other	Rehab	New Con.	Other	New Con.	Other	Rehab	Other	
<b>RENTERS:</b>											0
Elderly Renters:											0
Percent of Area Median Income	0-30%	1	1	5							7
	31-50%	3	3								6
	51-80%		3								3
<b>Total Elderly:</b>	4	7	5	0	0	0	0	0	0	0	16
Non-Elderly Renters:											0
Percent of Area Median Income	0-30%	4	17	119			18			2	160
	31-50%		15	59			2				76
	51-80%		33	16							49
<b>Total Non-Elderly</b>	4	65	194	0	0	20	0	0	0	2	285
<b>TOTAL RENTERS:</b>	<b>8</b>	<b>72</b>	<b>199</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>301</b>
<b>OWNERS:</b>											0
Elderly Owners:											0
Percent of Area Median Income	0-30%	21									21
	31-50%	20	1	1		1		1			24
	51-80%	6	1								7
<b>Total Elderly:</b>	47	2	1	0	1	0	1	0	0	0	52
Non-Elderly Owners:											0
Percent of Area Median Income	0-30%	8							4		12
	31-50%	8	2		1	5	1	10	1	1	29
	51-80%	1	12	5			2	6			26
<b>Total Non-Elderly</b>	17	14	5	1	5	3	16	0	5	1	67
<b>TOTAL OWNERS:</b>	<b>64</b>	<b>16</b>	<b>6</b>	<b>1</b>	<b>6</b>	<b>3</b>	<b>17</b>	<b>0</b>	<b>5</b>	<b>1</b>	<b>119</b>
<b>RENTERS AND OWNERS TOTAL:</b>	<b>72</b>	<b>88</b>	<b>205</b>	<b>1</b>	<b>6</b>	<b>23</b>	<b>17</b>	<b>0</b>	<b>5</b>	<b>3</b>	<b>419</b>

**Financial Summary  
Grantee Performance Report**  
Community Development Block Grant Program

**U.S. Department of Housing and Urban  
Development**  
Office of Community Planning and Development

OMB Approval No. 2506-0077 (Exp.3/31/94)

Public Reporting Burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2506-0077) Washington, D.C. 20503. Do not send this completed form to either of these addresses.

1. Name of Grantee  City of Asheville	2. Grant Number  B-11-MC-370001	3. Reporting Period  From 07/11-06/12
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**Part I: Summary of CDBG Resources**

1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)			751,513
2. Entitlement Grant from form HUD-7082			1,097,812
3. Surplus Urban Renewal Funds			0
4. Section 108 Guaranteed Loan Funds			615,000
5. Program Income received by:	Grantee (Column A)	Subrecipient (Column B)	
a. Revolving Funds		0	
b. Other (identify below. If more space is needed, use an attachment) See Financial Summary on following page	289,077	8,315	
Total from each source	289,077	8,315	
c. Total Program Income (Sum of columns a and b)			297,392
6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)			0
7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6) (excl. s.108 )			2,146,717

**Part II: Summary of CDBG Expenditures**

8. Total expenditures reported on Activity Summary (incl. Subrecipient RLF expenditure; excl. S. 108 principal & interest payments)			1,227,707
9. Total expended for Planning, Administration, and Fair Housing activities			
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)			
11. CDBG funds used for Section 108 principal & interest payments			0
12. Total expenditures (line 8 plus line 11)			1,233,093
13. Unexpended balance (line 7 minus line 12)			913,624

**Part III: Low/Mod Benefit This Reporting Period**

14. Total Low/Mod credit for multi-unit housing expenditures			0
15. Total from all other activities qualifying as low/mod expenditures			1,020,777
16. Total (line 14 plus line 15)			1,020,777
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)			100%

<b>Part IV: Low/Mod Benefit for Multi-Year Certifications</b> (Complete only if certification period includes prior years)		
Program years (PY) covered in certification      PY_____ PY _____ PY_____		
18.	Cumulative net expenditures subject to program benefit calculation	
19.	Cumulative expenditures benefiting low/mod persons	
20.	Percent benefit to low/mod persons (line 19 divided by line 18)	
<b>Part V: For Public Services (PS) Activities Only: Public Service Cap Calculation</b>		
21.	Total PS expenditures	181,325
22.	Total PS unliquidated obligations	0
23.	Sum of line 21 and line 22	181,325
24.	Total PS unliquidated obligations reported at the end of the previous reporting period	10,240
25.	Net obligations for public services (line 23 minus line 24)	171,0840
26.	Amount of Program Income received in the preceding program year	102,798
27.	Entitlement Grant Amount (from line 2)	1,097,812
28.	Sum of line 26 and line 27	1,200,610
29.	Percent funds obligated for Public Service Activities (line 25 divided by line 28)	14.25%
<b>Part VI: Planning and Program Administration Cap Calculation</b>		
30.	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c	1,395,204
31.	Amount expended for Planning & Administration (from line 9 above)	212,316
32.	Percent funds expended (line 31 divided by line 30)	15.22%
Form <b>HUD-4949.3</b> (06/24/93) ref Handbook 6510.2		

**Financial Summary  
Community Development Block Grant Program**

**A. CDBG Program Income**

***City of Asheville:***

Housing Loan Repayments (Principal & Interest)	132,743.28
Rents	29,250.60
Land Sales	0
Miscellaneous	<u>127,083.22</u>
<b><i>Sub-Total for City</i></b>	<b>289,077.10</b>

***Subrecipient Program Income:***

Asheville Area Habitat for Humanity - Housing Services	3,576.96
Mountain BizCapital Micro-Business Loan Fund	4,738.00

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***Sub-Total for Subrecipients*** **8,314.96**

**Total CDBG Program Income** **297,392.06**

**B. Prior Period Adjustments**

***Program Income not reported for CAPER FY 10/11***

<b><i>Correct amount</i></b>	<b>\$</b>
<b><i>Adjustment</i></b>	<b>\$</b>

**C. Loans and Other Receivables**

Principal balance of amortized City-wide Rehab Loans	<u>2,013,364</u>
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## Reconciliation of Line of Credit (LOC) and Cash Balances to Unexpended Balance of CDBG Funds Shown on GPR

<b>UNEXPENDED BALANCE (LINE 13 OF HUD 4949.3)</b>		<b>913,624</b>
<b>ADD:</b>	LOC balance at June 30, 2010	823,511
	Cash on Hand:	
	Grantee Program Income Account	8,315
	Subrecipient RLF Cash Balances	0
	Funds to be reallocated	50,000
<b>SUBTRACT:</b>		
	Grantee CDBG Program Liabilities (due to the City from program funds)	
	Subrecipient CDBG Program Liabilities	0
<b>TOTAL RECONCILING BALANCE:</b>		<b>881,826</b>
<b>DIFFERENCE</b>		<b>31,789</b>

Note: Continue to research for difference with assistance from HUD Staff

### E. Calculation of Balance of Unprogrammed Funds

Amount of funds available during the reporting period (line 7 of HUD-4949.3)	2,146,717
Less: Subrecipient program income	8,315
<b>SUBTOTAL</b>	
Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	1,910,797
Under-budgeted / (over-budgeted) for the reporting period	227,604

## Financial Summary

### HOME Program

#### A. HOME Program Income received by City of Asheville in Reporting Year:

	Housing Loan Principal & Interest Repayments	76,284
3,221	Asheville Area Habitat for Humanity	
	<b>Total HOME Program Income</b>	<b>79,505</b>

#### B. Reconciliation of Line of Credit (LOC) and Cash Balances to Unexpended Balance of HOME Funds

	UNEXPENDED BALANCE (Table 1)	1,489,485
	Prior Period Adjustments :	
	UNEXPENDED BALANCE (Table 1)	1,489,485
	LOC balance at June 30, 2012	1,317,788
<b>ADD:</b>	Cash on Hand:	0
	Grantee Program Income Account	3,221
<b>SUBTRACT:</b>	Grantee CDBG Program Liabilities	
	Subrecipient HOME Program Liabilities	
	Admin not drawn	6,821
<b>TOTAL RECONCILING BALANCE:</b>		<b>1,314,178</b>
	Difference	175,307

Note: Continue to research for difference with assistance from HUD Staff

#### C. Calculation of Balance of Unprogrammed Funds

Amount of funds available during the reporting period (Table 1)	2,543,634
Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	2,363,759
Under-budgeted / (over-budgeted) for the reporting period	<u>179,875</u>