

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

Year Ending June 30, 2013

**Submitted to the Citizens of Buncombe,
Henderson, Transylvania and Madison Counties
and the U.S. Department of Housing and Urban Development
Due: September 28, 2013**

Asheville City Council

Terry Bellamy, Mayor
Cecil Bothwell
Jan Davis*
Esther Mannheimer, Vice-Mayor
Marc Hunt
Christopher Pelly*
Gordon Smith*

Asheville Regional Housing Consortium

Jan Davis, City of Asheville (Chair)
Mark Burrows, Transylvania Co. (Vice Chair)
Donna Cottrell, Buncombe County
Cynthia Barcklow, Buncombe County
Jennifer Tipton, Town of Black Mountain
Brenda Mills, City of Asheville
Ken Perkins, Henderson County
Amy Brantley, Henderson County
Joseph Roberts, Town of Fletcher
Josh Freeman, City of Brevard
Barbara Volk, City of Hendersonville
Jason Young, Town of Woodfin
Ron Nalley, Town of Montreat
Robin Merrill, Town of Marshall
Allen Lamberson, Madison County

** Member of the Housing and Community Development Committee*

Front cover photos from top left to bottom right - Photo 1: Asheville Area Habitat for Humanity construction work; Mountain Housing Opportunities Compass Park Self Help Homes; OnTrack Tax Volunteers; Green Opportunities & HACA HUD visit of the Reid Center.

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ABBREVIATIONS USED IN THIS DOCUMENT

ABCCM	Asheville Buncombe Community Christian Ministry
ABCRC	Asheville-Buncombe Community Relations Council, Inc.
AAHH	Asheville Area Habitat for Humanity
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)
CHCMC	Community Housing Coalition of Madison County
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
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
HB	Homeward Bound
HCHH	Henderson County Habitat for Humanity
HM	Helpmate
HMIS	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/MBC	Mountain BizWorks / Mountain BizCapital
MHO	Mountain Housing Opportunities, Inc.
NCHFA	North Carolina Housing Finance Agency
NRSA	Neighborhood Revitalization Strategy Area
OT	OnTrack Financial Counseling
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, 2012 - June 30, 2013

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 2012-2013. 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 third 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 56 separate projects with CDBG (26) and HOME (30) 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:

- 402 units of affordable housing were assisted, comprising:
 - 27 homes built or rehabbed and sold to first-time homebuyers;
 - 10 other homebuyers provided with direct homeownership assistance;
 - 115 new rental units constructed (of which 20 were HOME units)
 - 29 homes received emergency repair;
 - 24 homes had other needed repairs made;
 - 3 homes significantly rehabilitated for existing residents;
 - 35 homes weatherized;
 - 159 households received short-term rental assistance.

- 13,388 individuals benefited from human service and other programs:
 - 1,354 people received financial, relocation, housing and other support services
 - 5,123 persons experiencing or threatened with homelessness received legal services, shelter, increased income from benefits, mental health treatment, meals or other services;
 - 32 young persons received employment training through Green Opportunities;
 - 6,666 persons benefitted from improvements to transit, traffic calming and community facilities.

- 114 persons received business training, resulting in the start-up of 7 businesses and the expansion of 15 businesses.
- 4 loans were made to micro-businesses, assisting in the creation of 1 new business and the expansion of 3 businesses.
- Through these economic development activities, 99 full time jobs were created or retained.

Programs must be targeted primarily to households below 80% of area median income. For the reporting period, excluding administrative expenses, 95% 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

Income:	CDBG	HOME	Other Funds
Unexpended Balance at July 1, 2012	\$919,010.27	\$1,489,485.13	n/a
2012 Entitlement Grant	\$917,526.00	\$942,529.00	
Program Income and Other Repayments	\$99,405.80	\$23,803.40	
Adjustments to 2010-2011			
Total funds Available	\$1,935,942.07	\$2,455,817.53	\$0.00
Expenditures:			
Housing	\$601,380.00	\$520,924.00	\$10,619,627.49
Economic Development	\$249,227.00	\$0.00	\$55,153.00
Public Services & Fair Housing	\$169,559.00	\$0.00	\$1,332,929.00
N'hood Improvements & Infrastructure	\$127,983.00	\$0.00	\$315,722.00
Debt Services	-	\$0.00	\$0.00
Planning & Administration	\$171,476.00	\$146,199.00	\$56,261.00
Total Expended:	\$1,319,625.00	\$667,123.00	\$12,379,692.49
Unexpended Balance at June 30, 2012	\$616,317.07	\$1,788,694.53	n/a

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 \$6.23 was leveraged from other sources in FY 2012-2013.

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 402 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	FY 2013	5 Year Percentage
New construction (or rehab) for homeownership	15	75	16	39	27	109%
Rehabilitation or repair of owner-occupied units	40	200	50	72	91	107%
24 New construction for rental*	100	500	128	72	115	63%
Rehabilitation/Repair of rental units	25	125	0	6	0	5%
Homeownership Assistance (Down payment assistance)	10	50	24	8	10	84%
Rent or Relocation Assistance	50	250	179	221	159	224%
Total units	240	1200	397	419	402	105%

In addition to the units listed above, at least another 235 units were provided that did not use or were not directly leveraged with CDBG or HOME funds. They are as follows:

- 6 new affordable rental units were assisted with Housing Trust Funds.
- 26 new affordable single-family homes were assisted under the City’s fee rebate program.
- 158 emergency repairs were completed by MHO in Asheville & Buncombe County that were not Asheville CDBG-assisted.
- 15 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 402 housing beneficiaries listed in Table 15, 122 (30%) were elderly and 219 (54%) had incomes below 30% of area median. Tables 13 and 14 give other details about those

assisted with CDBG and HOME funds. Of those assisted, 142 were disabled but not elderly. 91 persons experiencing homelessness were directly assisted with housing. 5,701 persons experiencing homeless or in immediate danger of homelessness 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 2013

***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	70	1259	\$1,930,311	\$6,770,831
Hendersonville	377	12	167	\$494,450	\$595,989
Brevard	163	5	80	\$198,507	\$518,726
Hot Springs	60	0	8	\$66,725	\$149,412
Mars Hill	Agency did not respond.				
Madison County	Agency did not respond.				

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	1531	1364	23%	\$8,965,866	49
Henderson & Transylvania*	646	1357	42%	\$2,904,036	18
Madison County	Agency did not respond.				

** 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 continued construction activities to rehabilitate the Reid Center as a sustainable jobs education and training center. Green Opportunities, Head Start, Partners Unlimited and the City's East of the Riverway office have maintained temporary offices provided by the Housing Authority in vacant public housing units across Livingston Street from the Reid Center. The City has 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. The Housing Authority has directly involved Green Opportunities as project manager in all of construction, with over 50 GO training participants placed in either apprenticeships or jobs on site.
2. The Housing Authority and City again applied as co-applicants for a Choice Neighborhoods Planning Grant application, focused on the Lee-Walker Heights Neighborhood. The application was not awarded funds. Regardless, Housing Authority and City staff have continued to explore revitalization and redevelopment options, and have begun exploring relationships with experienced developers for that purpose.
3. The Asheville Police Department has joined with the Housing Authority in a joint policing program between the City and Housing Authority.

Homelessness

The 2010-2015 Consolidated Plan clearly identifies the strategies of the 10-Year Plan to End Homelessness as the solution to end chronic 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 chronic 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 140 people experiencing chronic homelessness with an 88% 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 (SAMSHA) 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 50 vouchers through the HUD-VASH program. This brings the total number of available vouchers is up to 230 for our community. With the addition of the new vouchers, the HUD-VASH team now has 8 case managers to work with those veterans making the transition from homelessness to housing.
- \$169,261 in new funding was granted to the Asheville-Buncombe Continuum of Care for permanent, supportive housing. This is in addition to the almost \$900,000 in renewal grants that fund services and housing for people who are experiencing homelessness.
- \$147,451.63 allocated in HOME funds were used for Homeless Prevention and Rapid Re-Housing programs to prevent or end homelessness for 200 households.
- \$100,000 in funding from Buncombe County supported disabled individuals experiencing homelessness access mainstream benefits through the SOAR program. 36 cases were approved for 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

Program	Helps the Homeless	Prevents Homelessness	FY 2011 Funding	FY 2012 Funding	FY 2013 Funding
COA - Homeless Initiative Coordinator	Yes	Yes	27,601	26,000	24,780
Outreach					
HB - Homeless Programs AHOPE	Yes	Yes	87,403	87,192	60,000
Prevention/Housing Stabilization Services					
AAHH - Home Repair		Yes	0	0	28,837
MHO - Emergency Repair Tier 1		Yes	69,003	80,000	85,749
MHO - Emergency Repair Tier 2		Yes	69,003	80,000	80,743
OT - Financial/Housing Counseling and Education		Yes	28,521	12,578	10,000
ABCCM - Housing Services	Yes	Yes		20,920	20,920
EC - Housing Services	Yes	Yes	23,001	35,000	35,000
Helpmate - Domestic Violence Services	Yes	Yes	7,360	9,789	10,000
OT - HomeBase Rental Counseling	Yes	Yes	36,801	40,000	0
PLS - Homelessness Prevention	Yes	Yes	36,801	60,000	50,000
Rental/Financial Assistance					
ABCCM- Tenant Based Rental Assistance	Yes	Yes		20,000	20,000
EC - Tenant Based Rental Assistance (Asheville)	Yes	Yes	19,129	25,000	25,000
EC - Tenant Based Rental Assistance (Buncombe)	Yes	Yes	39,200	0	58,826
HB - Tenant Based Rental Assistance	Yes	Yes	53,900	70,000	128,000
HB - Henderson Rapid Re-Housing	Yes	Yes	0	0	25,000
HACA - Tenant Based Rental Assistance	Yes	Yes	49,000	40,000	0
OT- Tenant Based Rental Assistance	Yes	Yes	24,500	25,000	0
Permanent, Supportive Housing					
HB - Supportive Housing Services	Yes	Yes	55,202	85,000	85000
Total			626,425	716,479	747,855

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 4 fair housing complaints and continued one from 2012 in Buncombe County (including the City of Asheville); investigated one and continued one from 2012 in Henderson County; and opened one investigation in Madison County. No cases were opened in Transylvania County. Of the eight open investigations, seven were closed with a determination of no cause; and one was withdrawn with successful resolution. No cases were open as of the end of the year.

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 City granted FHAP funds to ABCRC to develop and deliver fair housing outreach materials in a variety of media and venues; to receive staff and board training; and to sponsor a fair housing training. ABCRC has continued to serve as an information and referral resource. During the past year, ABCRC took 66 housing related calls and made seven referrals to the NCHRC.

ABCRC, Pisgah Legal Services and the NCHRC conducted a fair housing training in Asheville on October 22 and 23, 2012. The City of Asheville and Buncombe County co-sponsored this training.

Analysis of Impediments

The Analysis of Impediments to Fair Housing was completed this year. Land Of Sky Regional Council, as the lead agency for the HUD Sustainable Communities funded Gro-WNC process, acted as lead agency to create the Analysis for the five counties participating in that process, which include the four counties and municipal participants in the Asheville Regional Housing Consortium as well as Haywood County.

The following is an excerpted summary of the impediments to fair housing identified in the Analysis, and our response this past year to those impediments

Impediment #1: Regional Coordination and Public Awareness

“The low number of fair housing discrimination complaints reveals either that discrimination is not occurring on a frequent basis or that the overall awareness of fair housing laws and avenues for pursuing concerns is not widespread. An interesting finding was the significant drop in fair housing complaints between the 2006 study and the present time, specifically in the Asheville/Buncombe County area”

- A fair housing training was held in the fall of 2012, conducted by Pisgah Legal Services, the Asheville Buncombe Community Relations Council and the North Carolina Human Relations Commission. The City of Asheville and Buncombe County co-sponsored this training. This will be held on an annual basis.
- As explained in greater detail above, The City of Asheville funded the Asheville Buncombe Community Relations Council to develop and widely distribute fair housing outreach materials.
- The City of Asheville joined in an FHAP application submitted by the North Carolina Human Relations Commission designed to provide focused fair housing outreach and public information in selected areas of the State.

Impediment #2: Discrimination in Lending Practices

“A disproportionately high rate of denial for home purchase and home refinancing was found for ethnic and racial minority population groups, even after adjusting for income levels. Without a detailed analysis of each individual application, which is not available from HMDA records, it is difficult to pinpoint the reason for the difference due to variables, other than income, when financial institutions make a lending decision, such as poor credit history, high debt to income ratios, or if unlawful discrimination in lending is occurring. Predatory lending practices were identified in the previous analysis of impediments; however, substantive data was not provided to demonstrate the existence of this practice. Recommendations concerning predatory lending practices were incorporated from the previous study into the recommendations below.”

- The City of Asheville funds OnTrack to provide financial education and literacy programs.
- OnTrack provides post-mortgage education to help homeowners maintain their homes and avoid becoming victims of predatory lending.

Impediment #3: General accessibility to housing for persons with a handicapping condition

As the population ages, persons will develop conditions that may become handicapping in nature, requiring them to find housing options in the region that will accommodate such conditions. As demonstrated in the number of complaints, the majority of fair housing discrimination cases between 2006 and 2011 involved handicapping condition as a basis of charge.

- The City of Asheville, both as CDBG Entitlement and as Participating Jurisdiction, continues to require accessibility in all projects developed with City funding, and incentivizes accessibility in its scoring system for funding, including access to City Housing Trust Funds.

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 2013
Small Business Job Creation and Retention	15 persons	#jobs created and retained by low income persons	15	0 (no direct assistance given to small businesses this year)
Micro-enterprise Assistance/Job Training	160 persons in micro-enterprise; 40 persons for job training	# Training Graduates	140	microenterprise: 114 Job training: 32
		# Obtaining employment	10	8
		# of start-ups and expansions	4	26
		# FTE* jobs	10	99
		# 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. 114 low-income beneficiaries were assisted. 23 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 June 2013, Tutco-Farnam, a locally-grown advanced manufacturer of industrial heating components, announced an expansion in the City of Asheville. The company will invest \$2.5 Million in new manufacturing space and machinery and equipment, and will create 90 new jobs that offer competitive wage and benefit packages.

In June 2013, GE Aviation, a global leader in aviation technology, announced the selection of

Asheville as the location for GE Aviation's new Ceramic Matrix Composite (CMC) components manufacturing facility. Local expansion will bring a company investment of \$126,000,000 in new, taxable capital equipment, and require the addition of 52 new positions to its current workforce of 300 in a new flagship facility in Sweeten Creek Industrial Park in the City of Asheville.

The City also retains status as a North Carolina Department of Commerce **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 retention of a major NCAA College Basketball Tournament. The Southern Conference Men's and Women's Championships, held in Asheville in 2012 and 2013, announced a three year extension with the City to hold the event through 2017. The Tournament brings an estimated economic impact of \$4.4 Million in the historically slow room-night and retail sales month of March.

The City undertook a redevelopment planning process for 10 acres of city owned property located on Riverside Drive. This planning process fits into the comprehensive catalytic redevelopment efforts in the City's River Arts District.

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.

Property Redevelopment:

In November 2012, the City completed the acquisition of 91 Riverside Drive. This acquisition is part of the City's strategy to position key parcels for transformational redevelopment 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 assists minority businesses seeking certification through the State's office of Historically Underutilized Businesses (HUB Office) as well as providing outreach in the contracting process to minorities and women entrepreneurs. The city is working with local minority and women businesses on benchmarking and monitoring their success and capacity growth through diversity sourcing initiatives.

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.

Arts and Culture:

The City OED has assumed staff oversight of the City Public Art and Cultural Commission. Staff will work with Commission members, other city departments, and the public to develop new ways to incorporate the arts and culture into the city's overall economic development planning.

As of June 2013, OED acquired the responsibility of programming and permitting special event uses of outdoor public spaces with future plans to incorporate private property event permitting and consultation to create a single integrated process. The move of special events under Economic Development allows the City to provide support that extends beyond functional processes and permitting. Under Economic Development a strategy for special events is employed that leverages utilization of City assets to incentivize growth and community development initiatives, employs an evaluation tool that ensures community benefits are commensurate with the investment of public funds, and coordinates events in alignment with redevelopment initiatives to build momentum and public interest.

The US Cellular Center, the regional hub for entertainment and civic events, is staffed by the City OED. The US Cellular Center offers special rental rates for city-sponsored events, and has hosted numerous public workshops, public meetings, City Council meetings, and civic events such as High School graduations.

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.

Table 7 - Non-Housing Community Development Achievements

Annual Output		Program Type	Outcome	Performance Measures		Annual Outcome
Target		Actual FY		Measure	Target	Actual
		2013				2013
2 Projects	Transportation Accessibility	Purchased two shelters. Moved one shelter and constructed ADA compliant connection.	Improved infrastructure in Low Income areas	# of LI residents with access to bus shelters and other facilities	13,500 (8,900 low-income)	6,666 persons (3495 low-income)
1000 lf	Street, Sidewalk, Greenway Improvements	Installed 2,155 linear feet of ADA compliant sidewalk on North Louisiana Avenue.	Improved infrastructure in targeted low-moderate income areas	# of households with access to improved infrastructure	100 households	6,666 persons
1200 persons	Financial, Housing and Family Support Services	6,750 persons	Prevent homelessness and stabilize households	# of persons avoiding eviction or foreclosure, or obtaining safe affordable housing	300 persons	5,701 persons
			Improve financial well-being	# persons improved credit	325 persons	1,010 persons
			Low Income and minority households find permanent housing, including rentals and homeownership	# of LI homebuyers	40	39 households
				Of these, # African American or Latino	10	5 households
1500 homeless persons assisted	Homeless Services	1,183 persons	Increase income by obtaining benefits	# obtaining at least one entitlement benefit	10	575 persons
			Engage in mental health treatment /counseling	# attending at least one mental health treatment or counseling session	130	517 persons
			Move to permanent housing	Persons obtaining permanent housing	25	91 persons
80 youth participate	Youth Services	10 persons	Improved academic performance	# students improve their grades and attendance	40	10 persons
			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 continued this past year on the \$850,000 DOT TIGER II Planning Grant funded deliverables, in the East of the Riverway Sustainable Neighborhoods program. The Asheville Housing Authority's Green Jobs Education and Training center, located at the former Reid Community Center in the East of the Riverway target area, moved to construction this past year, financed by Public Housing Authority Capital Grant of \$3.9 million and \$137,000 in funds that initially awarded to the City for the Reid Center in a HUD EDI SPG grant. Work also commenced on a transportation network plan; the design and construction documents for two neighborhood greenways; and a strategic development plan for a portion of the Wilma Dykeman Riverway. Public participation has been the foundation of the grant-funded activities, with outreach targeted 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. While little activity targeted to this area was undertaken this year, its designation may prove to be an important part of future community development activity there.

Other HUD-Defined Priorities

Removing Barriers to Affordable Housing

Funding: In addition to allocating 100% of HOME funds (minus Admin funds) and 48% of CDBG funds to affordable housing projects and related services, the City appropriated an additional \$500,000 in July 2013 for its Housing Trust Fund (HTF). \$420,000 was allocated this year to two projects which will produce 128 affordable rental units when complete:

Table 8 - Housing Trust Fund Loans Activity in 2012-2013

Housing Trust Fund Loans Approved FY 2012-2013

Project	Developer	Units		Amount	Status
		Rental	For Sale		
9 Marigold / Chapel Park Place	Beaucatcher Commons LLC	8	0	\$150,000	Contract executed, \$28,725.31 disbursed at closing. Construction started summer 2013.
Givens Gerber Park Apartments	Givens Estates, Inc.	120	0	\$270,000	Project did not receive LIHTC award. Contract not yet executed. No funds disbursed.

Housing Trust Fund Loans Closed and Disbursed 2012-2013

Project	Developer	Units		Amount	Status
		Rental	For Sale		
West Chapel Rd	Beaucatcher Commons LLC	6	0	\$120,000	Contract executed, funds disbursed, and units occupied.
Glen Rock Hotel	MHO	22	0	\$387,000	Contract executed and all funds disbursed. Project completion in fall 2013.

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 \$31,844.15 in City permit fee rebates and \$35,217 in Water Department rebates for a total City rebate investment in affordable housing of \$67,061.15; and \$50,100 in rebates provided by the Metropolitan Sewage District (MSD). Fee rebate programs assisted 26 single family homes and 75 rental units. 66 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.

Policy: The City's Affordable Housing Advisory Committee brought recommendations to the Asheville City Council to help create and retain affordable housing in Asheville. These recommendation including bringing the annual funding to the Housing Trust Fund to \$1,000,000; expanding areas eligible for density incentives for affordable housing development; banning discrimination on the basis of sexual orientation, gender identification, or gender expression in all housing supported by the City; and distributing a landlord/tenant flyer including information about required conditions of rental property. City Council is actively considering all of the committee's recommendations.

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)
- Pisgah Legal Services - Homeless Prevention Program
- OnTrack- HomeBase housing services and TBRA
- Helpmate- Crisis Stabilization Program
- Eblen Charities- Services for the Homeless and TBRA
- Green Opportunities - GO Employment Training

- Housing Assistance Corporation - Oak Haven
- Asheville Buncombe Community Christian Ministries - TBRA
- Mountain BizWorks - Micro Business Development Program

Overall, 75% of CDBG beneficiaries (excepting area-wide beneficiaries) and 61.3% 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 Four-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.

Additionally, the Regional Sustainable Development plan being developed by the Land of Sky Regional Council in the Gro-WNC process has a strong housing element, which was directly supported by a working committee that included staff from the City of Asheville, and other Consortium members, as well as agencies including the Housing Assistance Corporation, Western Carolina Community Action Council, Pisgah Legal services and others.

Interagency coordination has also been evident in the relationship between Green Opportunities and Asheville Area Habitat for Humanity; with CHC of Madison County and Mountain Housing Opportunities; with Pisgah Legal Services and Asheville Buncombe Community Relations Council; with Homeward Bound and the Asheville Housing Authority; all discussed either in earlier sections of this report or in the individual activity pages below.

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 - 2012-2013 Agencies Monitored

CDBG

Agency Name	Projects Name	Last Monitored	Types of Monitoring
Asheville Area Habitat for Humanity	Housing Services	June 2013	Desk Review
Asheville Buncombe Community Christian Ministries	Homeless Prevention and Rapid Re-housing Program	Aug. 2013	Desk Review
City of Asheville	Emma Sidewalks	Nov. 2012	Site inspection
City of Asheville	N. Louisiana Sidewalks	June 2013	Progress report
City of Asheville	Transit Improvements	June 2013	Progress report
Eblen-Kimmel Charities	Housing Services for Households that are Homeless or At-Risk	April 2013	In-person meeting
Eblen-Kimmel Charities	Housing Services for Households that are Homeless or At-Risk	Feb. 2013	Desk review
Green Opportunities	GO Energy Team Weatherization Assistance & Apprenticeship Program	Feb. 2013	Desk review
Green Opportunities	Asheville GO Training Team	June 2012	Desk review
Green Opportunities	GO Energy Team Weatherization Assistance & Apprenticeship Program	July 2013	Progress report
Green Opportunities	Asheville GO	Aug. 2013	Progress report
Helpmate	Crisis Stabilization for Victims of Domestic Violence	July 2013	Progress report
Homeward Bound of Asheville	A-Hope Homeless Prevention	June 2013	Progress report
Homeward Bound of Asheville	Supportive Housing Services	June 2013	Desk Review
Mountain Biz Capital	Micro Business Development Program	July 2013	Progress report
Mountain Bizworks	Micro Business Loans	June 2012	Progress report
Mountain Housing Opportunities	Downpayment assistance	May 2013	Progress report
Mountain Housing Opportunities	Downpayment assistance	March 2013	Progress report
Mountain Housing Opportunities	Housing Services	July 2013	Desk Review
Mountain Housing Opportunities	Emergency Home Repair Tier I	June 2013	Site visit and repair inspection
Mountain Housing Opportunities	Emergency Home Repair Tier II	June 2013	Site visit and repair inspection
OnTrack	Financial Education and Counseling	May 2013	Progress report
Pisgah Legal Services	Homelessness Prevention	June 2013	Progress report

HOME

Agency Name	Projects Name	Last Monitored	Types of Monitoring
Asheville Buncombe Community Christian Ministries	Homeless Prevention and Rapid Rehousing program	Apr-13	Progress report
Community Housing Coalition of Madison County	Rural Home Rehabilitation	Nov-12	Desk review; inspection;
Community Housing Coalition of Madison County	Rural Home Rehabilitation	Nov-12	Desk review; inspection;
Eblen-Kimmel Charities	Tenant Based Rental Assistance	Aug-13	Progress report
Eblen-Kimmel Charities	TBRA - Asheville	Aug-12	Desk Review; Compliance
Eblen-Kimmel Charities	TBRA - Buncombe	Aug-12	Desk Review; Compliance
Henderson County Habitat for Humanity	Dodd Meadows Single Family Housing Phase I	Mar-12	On-site review: TA, Compliance
Homeward Bound of Asheville	Tenant Based Rental Assistance - Buncombe County (HPRP)	Aug-13	Progress report
Homeward Bound of Asheville	Tenant Based Rental Assistance - Asheville	Aug-13	Progress report
Homeward Bound of Asheville	Tenant Based Rental Assistance	Jan-13	Desk review
Housing Assistance Corporation	Mapleton Ridgecrest	Jul-11	Progress report
Housing Assistance Corporation	Oak Haven	Sep-12	Inspection
Housing Assistance Corporation	Mapleton Ridgecrest	Apr-12	Desk Review, TA
Housing Assistance Corporation	Braeburn Predevelopment Loan	Jan-12	Progress report
Housing Assistance Corporation	Three Seeds Subdivision	Data unavailable	Data unavailable
Housing Authority of the City of Asheville	Tenant Based Rental Assistance	Jun-12	Progress report
Mountain Housing Opportunities	Downpayment assistance - Asheville	May-13	Desk review
Mountain Housing Opportunities	Down Payment Assistance - Buncombe County	May-13	Desk review
Mountain Housing Opportunities	Self help homeownership	May-12	Desk Review; Progress Report
Mountain Housing Opportunities	Rural Home Rehabilitation	Jun-12	Desk Review; Compliance
Mountain Housing Opportunities	Larchmont Development	Feb-12	Site visit; Desk Review
Mountain Housing Opportunities	Single-Family Scattered Site homeownership	Apr-13	Desk review
Mountain Housing Opportunities	Eagle Market Place	Nov-12	Inspection
Mountain Housing Opportunities	Affordable Rental Housing Pre-Development / Residences at Glen Rock Predevelopment	Jun-12	On-site inspection
Mountain Housing Opportunities	Residences at the Glen Rock Hotel - Buncombe County/East Riverside 793	Aug-13	Progress report
Mountain Housing Opportunities	Pre-Development Loan- Mars Hill	Apr-12	Progress report
OnTrack	Tenant Based Rental Assistance	Aug-12	Desk review
Western Carolina Community Action	Tenant Based Rental Assistance	May-13	Progress report

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	Jun-12	Aug-10	9001445
Laurel Bridge Apartments	Asheville	10	1996	May-09	May-09	10431
Excelsior Apartments	Brevard	116	1997	Jun-11	Aug-11	9001288
River Glen Apartments	Arden	106	1998	Sep-12	Jun-12	9001349
Overlook Apartments	Asheville	229	1999	Jul-12	Aug-10	9001444
Laurel Wood Apartments	Asheville	229	1999	Oct-10	Oct-10	
Wind Ridge Apartments	Asheville	360	2001	Jun-12	Aug-10	9001345
Dunbar Place Apartments	Asheville	495	2002	Jun-11	Jul-12	9002105
Compton Place Apartments	Asheville	512	2003	Jun-12	Aug-10	9001397
Hillside Commons	Hendersonville	517	2003	Oct-11	Sep-11	9001398
LIFE House Apartments	Asheville	528	2004	Oct-10	Aug-11	9002117
Battery Park Apartments	Asheville	597	2005	May-12	Jun-12	9002245
Northpoint Commons Apartments	Woodfin	510	2005	Oct-11	May-12	9001406
Woodfin Apartments	Asheville	631	2006	Jun-09	Jun-09	11475
Griffin Apartments	Asheville	620	2006	May-10	Aug-11	9001413
Highland View Apartments	Hendersonville	643	2006	Apr-10	Sep-11	9001411
Mainstay Manor	Hendersonville	679	2007	Aug-10	Aug-10	11757
English Hills	Brevard	641	2007	Mar-12	Aug-11	9001314
Vanderbilt Apartments	Asheville	697	2008	May-12	Jun-12	9002246
Independence Cottages	Asheville	632	2008	May-13	May-13	11474
Sugar Hill Apartments	Hendersonville	559	2008	Jul-10	Sep-11	9000670
Northpoint Commons Apartments II	Woodfin	564	2008	Sep-11	May-12	9001416
Crowell Park Apartments	Asheville	736	2006	Jul-12	May-10	9001412
Glen Rock Apartments	Asheville	760	2011	Feb-11	May-12	9002708
Skyland Senior Apartments	Asheville	857	2011	May-11	May-12	9002732
Westmore Apartments	Asheville	921	2011	Nov-11	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, due to a planned Low Income Housing Tax Credit Project, “Eagle Market Place”, which will include 62 units of affordable apartments and commercial space, a total of four (4) businesses, were displaced along South Market Street. The total payout to the four business owners was approximately \$50,000 in the form of fixed payments based on their average annual net earnings.

As of this date, the four businesses, Mr. Frog’s Soul and Creole; Mr. C’s Barber and Beauty Shop; Madame Locks; and A & M Snacks are working on new or revised business plans with the assistance of Eagle Market Street Development Corporation staff.

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 developed a revised “recapture provision” policy this year to ensure continued affordability. This policy was approved by HUD, and is now in effect. The “Recapture Provisions” policy is available from the City of Asheville upon request.

The City of Asheville provides 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.

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 368 households assisted with HOME funds this year, 69% were White, 28% African-American, and 3% of other minority race; 3.5% were of Hispanic ethnicity. This compares to the demographic make-up of the general population in the area that is 79% White, 13% African-American and 8% other minority by race, and 6.5% Hispanic). 142 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 11.8% 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 2012-2013 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 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. Other activities that have generated significant surplus match include the Housing Assistance Corporation's Mapleton/Ridgecrest project, and Mountain Housing Opportunities Self Help Homes. HOME regulations allow match to be calculated as the difference between the yield of these "below market interest rate" loans 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 \$9 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 15th, 2013 and invited questions and comments. Advertisements were also placed in the Madison County News Record, Hendersonville Tribune, Transylvania Times, and La Voz Spanish newspaper around that time. 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 third 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 **449 units of affordable housing** that were directly assisted with CDBG or HOME funds. We continue to consistently exceed our annual production target of 240 units. 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 again through tenant based rental assistance (TBRA). This recognizes the City and Consortium's commitment to ending chronic homelessness by 2015. We have made great strides towards this goal, reducing chronic homelessness by 75% since the Plan was initiated. However, we have concerns that the continued diminished State resources for mental health, combined with the ongoing lack of affordable housing in the Asheville market, will impede progress towards the goal.

The City of Asheville continues to be the focus areas in the Consortium for housing production. Of the total 402 units produced this year, 221 were in the City of Asheville. Excluding Tenant Based Rental Assistance units, 243 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 Larchmont Apartments, a 60 unit tax-credit development assisted with HOME funding and located in north Asheville. Housing Assistance Corporation completed and leased up the 55 unit Oak Haven Apartments in Hendersonville. 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.

Although new homeownership development has been lower in the Consortium's priorities, there is continued investment in homeownership development, especially for those projects with assured markets. The Asheville Area Habitat for Humanity (AAHH) has essentially completed its Carney Place development in the City of Asheville. The Henderson County Habitat for Humanity Dobbs Meadow project is now under construction. This development will at completion be home to 88 households, who without Habitat's assistance would not become homeowners. 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, through the USDA Self-Help program.

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,

\$542,000 in new loan funding was approved, which could support the production of 126 new affordable units. Since the creation of the HTF in 2000, over \$8.7 million has been loaned to assist in developing 954 affordable rental and homeownership units, of which 742 have been completed.

Mountain Housing Opportunities completed 29 CDBG funded emergency repair projects on single-family homes, allowing the current residents, who are often elderly, to remain in their homes. Three HOME funded rural home rehabilitations were completed, in Madison County (Community Housing Coalition of Madison County). AAHH's Neighborhood Revitalization Program assisted 24 households with repairs. Green Opportunities Weatherization Assistance Training Team completed 35 weatherization projects, primarily for very-low income homeowners in some of the City's lowest income neighborhoods.

Economic development efforts utilize a modest level of CDBG funds. Mountain BizWorks reported 114 clients completed the Business Foundations course and the Growth-through-Objectives (GO) Program for the reporting period. These and past CDBG-assisted clients started seven businesses this year, 15 expanded or retained a businesses, and these businesses created or retained 87 jobs. Mountain BizWorks made four loans to micro-entrepreneurs with CDBG funds this year, assisting in the start-up of one new business and supporting the expansion of three businesses, resulting in the creation or retention of 12 jobs. Green Opportunities (GO) continued its training program for young persons, and continued its partnership with the Asheville Independent Restaurant Association in 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. The Eagle-Market Place development, a mixed use-affordable housing project proposed by Eagle Market Streets Development Corporation (EMSDC) and Mountain Housing Opportunities, received Low Income Housing Tax Credit authorization in 2012. This was in large part due to the increased local contribution the City of Asheville and Buncombe County. Asheville committed an additional \$1 million, and Buncombe County \$2 million in support of the project application. Both also maintained their commitments of a combined \$1.06 million of grant and loan funds and \$718,000 in Section 108 funding to the project. As of this writing, the City has committed an additional \$3.3 million to the project, for a total City commitment of almost \$5.4 million, not including the HOME funding also committed to this project. This \$17 million project is considered by Asheville's leaders to be a transformational development, returning affordable housing and commercial opportunity to what was once the center of African-American business and cultural life in Asheville.

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 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. The low-wage profile of the community is driven by the prominence of the tourism-based economy. Asheville's median household income as determined by HUD dropped this year- the first time this has occurred in recent memory. The demand for affordable housing, and especially tax-credit housing continues unabated, despite an annual increase in units.
2. Utility costs were stable this year, and a warm winter helped families most affected by fuel costs. This is not likely to remain the case. The cost of commuting continues to rise.
3. As mentioned elsewhere in this report, cuts in State funding for mental health and other supportive services are reducing the options for housing chronically homeless persons, in both the short and long terms.
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 57% of the CDBG entitlement grant level and 189% 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 11 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	Page
A. Housing				
AAHH - Housing Services	64,403.00	60,826.04	3,576.96	39
ABCCM - Rent Assistance	20,920.00	16,905.42	4,014.58	40
EC - Housing Services	9,668.60	9,668.60	-	41
EC - Housing Services	35,000.00	18,043.67	16,956.33	42
GO -Weatherization	45,000.00	30,457.68	14,542.32	43
GO - Weatherization	40,766.00	40,766.00	-	44
HB - Housing Services	85,000.00	85,000.00	-	45
HACA - Lee Walker Heights	40,037.00	-	40,037.00	46
MZCDC - Housing Services	19,231.80	6,231.80	13,000.00	47
MHO - Downpayment Assistance	30,000.00	27,500.00	2,500.00	48
MHO - Downpayment Assistance	24,739.00	24,740.00	(1.00)	49
MHO - Emergency Repair Tier I	80,000.00	80,000.00	-	50
MHO - Emergency Repair Tier II	80,000.00	70,989.89	9,010.11	51
MHO - Housing Services	128,805.00	128,805.00	-	52
Subtotal (Housing)	705,016.54	601,380.24	103,636.30	
B. Economic Development				
GO - Training Team	120,000.00	103,206.57	16,793.43	53
GO - Training Team	31,019.77	31,019.77	-	54
MBW - Micro Business Development	75,000.00	75,000.00		55
MBC - Micro Business Loans	49,063.00	40,000.00	9,063.00	56
Subtotal (Economic Development)	275,082.77	249,226.34	25,856.43	
C. Public Services & Fair Housing				
HM - Crisis Stabilization	9,789.00	9,789.00	-	57
HB - AHOPE Homeless Programs	87,192.00	87,192.00	-	58
OT - Financial Education	12,578.00	12,578.00	-	59
PLS - Homelessness Prevention	60,000.00	60,000.00	-	60
Subtotal (Public Services & Fair Housing)	169,559.00	169,559.00	-	

D. Neighborhood Improvements, Infrastructure, Public Facilities				
COA - N. Louisiana Sidewalks	117,000.00	-	117,000.00	61
COA - Emma Sidewalks	98,436.05	98,436.05	-	62
COA - Transit Infrastructure	42,748.53	29,547.17	13,201.36	63
Subtotal (Neighborhood Improvements)	258,184.58	127,983.22	130,201.36	
E. Debt Service				
COA – Section 108 Debt Service	-	-	-	64
Subtotal (Debt Service)	-	-	-	
F. Administration and Planning				
COA - Administration	270,113.50	146,695.77	123,417.73	65
COA - Homelessness Prevention	67,381.00	24,780.00	42,601.00	66
Subtotal (Administration & Planning)	337,494.50	171,475.77	166,018.73	
G. Unallocated				
Unallocated Funds	10,906.80	-	10,906.80	67
Subtotal (Unallocated)	10,906.80	-	10,906.80	
Total	1,756,244.19	1,319,624.57	436,619.62	

Asheville Area Habitat for Humanity - Housing Services

HUD #: 1070

Status: Complete

CDBG Activity Code: 14J - Housing Services
Agency: Asheville Area Habitat for Humanity
Activity Location: 33 Meadow Road, 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. 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 the Asheville area.

Accomplishments: 12 households received support services that enabled them to achieve homeownership and access safe, energy-efficient, affordable housing. Homebuyers were provided with support throughout the home buying process and were assisted with sweat equity supervision, financial management skills, and home-maintenance training. 24 NRI projects were completed in FY 2013-13.

HUD Performance Outcome Statement: 12 low-to-moderate income households achieved homeownership and received support services that enabled them to access safe, energy-efficient affordable housing. 24 low to moderate income households received home repair services that enabled them to retain safe, affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 64,403
CDBG Funds Expended This Period:	\$ 60,826
CDBG Balance JUNE 30, 2013:	\$ 3,577
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 121,889
CDBG Program Income Expended This Period:	\$ 3,576
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 186,291

Asheville Buncombe Community Christian Ministries - Homeless Prevention and Rapid Re-housing Program

HUD #: 1073

Status: Underway

CDBG Activity Code: 14J - Housing Services
Agency: Asheville Buncombe Community Christian Ministries
Activity Location: 24 Cumberland Avenue, Asheville, NC 28801
Activity Description: ABCCM's HPRP program through CDBG and HOME funding rapidly rehuses the homeless by helping provide the necessary deposits and/or rent to move in, or prevent homelessness of those imminently losing their housing by providing short-term rental assistance. ABCCM identifies safe, decent, affordable permanent housing options for homeless individuals and assists them in securing housing. Staff provide housing services and case management to ensure stability and sustainability for households who are homeless or at risk of homelessness.

Accomplishments: Seven low income households received tenant based rental assistance and obtained stable housing. An additional 20 households were assisted with other federal funds. Seven households who were homeless or at risk of homelessness had access to supportive services to obtain stable housing

HUD Performance Outcome Statement: Seven low income households received tenant based rental assistance and obtained stable housing. Seven households who were homeless or at risk of homelessness had access to supportive services to obtain stable housing

Budget Information:

CDBG Funds Budgeted This Period:	\$ 20,920
CDBG Funds Expended This Period:	\$ 16,905
CDBG Balance JUNE 30, 2013:	\$ 4,015
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 15,937
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 32,842

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

HUD #: 1017

Status: Complete

CDBG Activity Code: 14J - Housing Services
Agency: Eblen-Kimmel Charities
Activity Location: 50 Westgate Parkway, Asheville, NC 28806
Activity Description: The program assists in securing affordable rental housing for households who are homeless/at-risk of homelessness by providing basic housing stabilization services and financial assistance through security and utility deposits.

Accomplishments: 47 household received an intensive screening by Eblen: 23 households received TBRA assistance.

HUD Performance Outcome Statement: 23 household were enrolled and received financial assistance through TBRA funding to attain sustainable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 9,669
CDBG Funds Expended This Period:	\$ 9,669
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 12,918
Other Federal Funds Expended This Period:	\$ 247
Non-Federal Funds Expended This Period:	\$ 625
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 23,459

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

HUD #: 1072

Status: Underway

CDBG Activity Code: 14J - Housing Services
Agency: Eblen-Kimmel Charities
Activity Location: 50 Westgate Parkway, Asheville, NC 28806
Activity Description: The program assists in securing affordable rental housing for households who are homeless/at-risk of homelessness by providing basic housing stabilization services and financial assistance through security and utility deposits.

Accomplishments: 110 households received an intensive screening by Eblen: 19 low income households received TBRA assistance.

HUD Performance Outcome Statement: 19 household were enrolled and received financial assistance through TBRA funding to attain sustainable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 35,000
CDBG Funds Expended This Period:	\$ 18,044
CDBG Balance JUNE 30, 2013:	\$ 16,956
State/Local Funds Expended This Period:	\$ 51,160
Other Federal Funds Expended This Period:	\$ 2,888
Non-Federal Funds Expended This Period:	\$ 2,485
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 74,577

Green Opportunities - GO Energy Team Weatherization Assistance & Apprenticeship Program

HUD #: 1068

Status: Underway

CDBG Activity Code: 14F-Energy Efficiency Improvements
Agency: Green Opportunities
Activity Location: Scattered Site, City of Asheville
Activity Description: GO provided energy-use assessment services, labor and materials in collaboration with Community Action Opportunities to weatherize the homes of 10 qualified low-income households in target neighborhoods in the City of Asheville.

Accomplishments: GO, in partnership with Community Action Opportunities, weatherized 10 homes in the West Asheville, Southside, and East Riverway neighborhoods.

HUD Performance Outcome Statement: Ten (10) low-income households obtained access to safe, energy-efficient housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 45,000
CDBG Funds Expended This Period:	\$ 30,458
CDBG Balance JUNE 30, 2013:	\$ 14,542
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 23,811
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 54,269

Green Opportunities - GO Energy Team Weatherization Assistance & Apprenticeship Program

HUD #: 1012

Status: Completed

CDBG Activity Code: 14F-Energy Efficiency Improvements
Agency: Green Opportunities
Activity Location: Scattered Site, City of Asheville
Activity Description: GO provided marketing assessment services, labor and materials in collaboration with Community Action Opportunities and other non-profit agencies to weatherize the homes of 40 qualified low-income households (25 in FY 12-13) 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. GO also completed weatherization work on nine homes independently of CAO. This allowed GO to assist additional low income households and give apprentices a more well rounded training in the entire weatherization process. GO also began working in partnership with the Asheville Area Habitat for Humanity, which offers zero percent interest loans to homeowners to pay for materials on weatherization jobs.

HUD Performance Outcome Statement: Twenty-five (25) low-income households obtained access to safe, energy-efficient housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 40,766
CDBG Funds Expended This Period:	\$ 40,766
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 68,662
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 109,428

Homeward Bound of Asheville - Supportive Housing Services

HUD #: 1069

Status: Complete

CDBG Activity Code: 14J - Housing Services
Agency: Homeward Bound of Asheville
Activity Location: 218 Patton Avenue, Asheville, NC 28801
Activity Description: Identifies safe, decent, affordable housing options and provides supportive services to chronically homeless and other hard-to-house individuals and families placed in housing to increase their chances of success in maintaining independent living. Some clients also receive HOME TBRA.

Accomplishments: 14 households moved from homelessness to permanent supportive housing with HOME TBRA assistance. 73 households moved into permanent supportive housing through Pathways to Permanent Housing. 101 households receiving services (existing and new households) remained in housing for at least one year. 75 households secured employment or public benefits and were able to increase their portion of housing payments.

HUD Performance Outcome Statement: 324 individuals received case management services. 73 individuals moved into permanent supportive housing. 75 households secured employment or public benefits.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 85,000
CDBG Funds Expended This Period:	\$ 85,000
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBD0 Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 85,000

Housing Authority of the City of Asheville - Lee Walker Heights Public Housing Community

HUD #: 1018

Status: Underway

CDBG Activity Code: 14J - Housing Services
Agency: Housing Authority of the City of Asheville
Activity Location: 165 South French Broad Avenue, Asheville, NC 28801
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: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$ 40,037
CDBG Funds Expended This Period:	\$ 0
CDBG Balance JUNE 30, 2013:	\$ 40,037
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 0

Mount Zion Community Development Corporation - Workforce Housing Development Services

HUD #: 948

Status: Underway

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 access to safe, affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 19,232
CDBG Funds Expended This Period:	\$ 6,232
CDBG Balance JUNE 30, 2013:	\$ 13,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 6,232

Mountain Housing Opportunities - Downpayment assistance

HUD #: 1067

Status: Underway

CDBG Activity Code: 13 - Direct Homeowners Assistance
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Avenue, Suite 101, Asheville, NC 28801
Activity Description: Downpayment Assistance loans were provided to income-qualifying households for first time homebuyers.

Accomplishments: Provided downpayment assistance to two households (two individuals) with income less than 80 percent of median income .

HUD Performance Outcome Statement: Provided homeownership opportunities to two low/moderate income households.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 30,000
CDBG Funds Expended This Period:	\$ 27,500
CDBG Balance JUNE 30, 2013:	\$ 2,500
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 232,565
CDBG Program Income Expended This Period:	\$ 9,012
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 269,077

Mountain Housing Opportunities - Downpayment assistance

HUD #: 1011

Status: Complete

CDBG Activity Code: 13 - Direct Homeowners Assistance
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Avenue, Suite 101, Asheville, NC 28801
Activity Description: Downpayment Assistance loans were provided to income-qualifying households for first time homebuyers.

Accomplishments: Provided downpayment assistance to two households (three individuals) with income less than 80 percent of median income in the City of Asheville.

HUD Performance Outcome Statement: Provided homeownership opportunities to two low/moderate income households.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 24,739
CDBG Funds Expended This Period:	\$ 24,739
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 263,709
CDBG Program Income Expended This Period:	\$
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 288,448

Mountain Housing Opportunities - Emergency Home Repair Tier I

HUD #: 1065

Status: Complete

CDBG Activity Code: 14A - Rehab, Single Unit Residential
Agency: Mountain Housing Opportunities
Activity Location: Citywide
Activity Description: To reduce the immediate risk to life or safety in homes owned and occupied by low to very low income homeowners in the City of Asheville.

Accomplishments: Completed 24 unduplicated repairs.

HUD Performance Outcome Statement: Preserve accessible, quality housing and safe living conditions for low income homeowners and extend the life and affordability of assisted housing by two years.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 80,000
CDBG Funds Expended This Period:	\$ 80,000
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 20,630
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 100,630

Mountain Housing Opportunities - Emergency Home Repair Tier II

HUD #: 1066

Status: Underway

CDBG Activity Code: 14A - Rehab, Single Unit Residential
Agency: Mountain Housing Opportunities
Activity Location: Citywide
Activity Description: Provide citywide emergency repair and/or accessibility assistance to four (4) homes with more than one deficiency in major housing components that threaten the health and safety of their low and very low income occupants.

Accomplishments: Completed five unduplicated repairs.

HUD Performance Outcome Statement: Preserve accessible, quality housing and safe living conditions for low income homeowners and extend the life and affordability of assisted housing by three to five years.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 80,000
CDBG Funds Expended This Period:	\$ 70,990
CDBG Balance JUNE 30, 2013:	\$ 9,010
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 3,256
CDBG Program Income Expended This Period:	\$ 6,169
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 80,415

Mountain Housing Opportunities - Housing Services

HUD #: 1071

Status: Complete

CDBG Activity Code: 14J - Housing Services
Agency: Mountain Housing Opportunities
Activity Location: Citywide
Activity Description: Provide services related to the construction, rehabilitation, and maintenance of HOME assisted and CDBG assisted affordable housing, including client intake, project development, and property management.

Accomplishments: 60 households gained access to affordable rental housing; 22 rental units were under construction; and 134 intakes were taken for downpayment assistance.

HUD Performance Outcome Statement: Services will be provided to low income residents for the purpose of accessing decent, safe affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 128,805
CDBG Funds Expended This Period:	\$ 128,805
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 21,830
Other Federal Funds Expended This Period:	\$ 5,924
Non-Federal Funds Expended This Period:	\$ 257,082
CDBG Program Income Expended This Period:	\$ 0
CBD0 Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 413,641

Green Opportunities - Asheville GO

HUD #: 1075

Status: Underway

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

Accomplishments: 19 eligible low-income persons participated the GO Training team . 40 participants from current and previous training cycles received ongoing support, training, and/ education such as: GED tutoring, College prep support, Family/Child Support Counseling, and Culinary training. 20 potential employers offered apprenticeship and job placement opportunities. Placed 42 participants in paid jobs or work apprenticeships in the fiscal year. 10 participants were enrolled in Post Secondary Education. 17 participants have been employed for 6 months or greater in this fiscal year.

HUD Performance Outcome Statement: 19 participants will have access to employment training services for the purpose of creating economic opportunity.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 120,000
CDBG Funds Expended This Period:	\$ 103,207
CDBG Balance JUNE 30, 2013:	\$ 16,793
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 26,786
Non-Federal Funds Expended This Period:	\$ 28,367
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 186,727

Green Opportunities - Asheville GO Training Team

HUD #: 1020

Status: Complete

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

Accomplishments: Nine low-income persons participated in the GO Training Team program, Individual continued to be supported beyond the training cycle. GO recruited 11 employers/apprentice hosts of which 7 employed the members directly

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

Budget Information:

CDBG Funds Budgeted This Period:	\$ 31,020
CDBG Funds Expended This Period:	\$ 31,020
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 31,020

Mountain Biz Capital, Inc. d/b/a Mountain Bizworks - Micro Business Development Program

HUD #: 1074

Status: Complete

CDBG Activity Code: 18C- Micro Enterprise Assistance
Agency: Mountain Biz Capital, Inc. d/b/a Mountain Bizworks
Activity Location: 153 S. Lexington Ave., Asheville NC 28801
Activity Description: Mountain BizWorks provided business-planning classes (Foundations) and one-on-one business coaching (GO) to low-to-moderate income entrepreneurs to help them start or grow businesses.

Accomplishments: A total of 114 low-to-moderate income entrepreneurs - including 23 minorities - participated in the Foundations and GO program.

HUD Performance Outcome Statement: Seven clients started a business and 15 clients expanded or sustained a business. These business created or retained 87 FTE jobs.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 75,000
CDBG Funds Expended This Period:	\$ 75,000
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 75,000

Mountain Bizworks / BizCapital - Micro Business Loans

HUD #: 1060/1083/1093/1062/1088

Status: Underway

CDBG Activity Code: 18C - Micro-Enterprise Assistance
Agency: Mountain Bizworks / BizCapital
Activity Location: Scattered Site, City of Asheville
Activity Description: Mountain BizWorks uses these funds to provide capital to Asheville's low-to-moderate income entrepreneurs who seek to start or expand small businesses and cannot access traditional bank financing.

Accomplishments: Mountain BizWorks made four loans to four businesses, a total of \$38,000.

HUD Performance Outcome Statement: As a result of these loans, one new business started, and three businesses expanded, resulting in 12 FTE jobs.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 49,063
CDBG Funds Expended This Period:	\$ 40,000
CDBG Balance JUNE 30, 2013:	\$ 9,063
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 40,000

Helpmate - Crisis Stabilization for Victims of Domestic Violence

HUD #: 1080

Status: Complete

CDBG Activity Code: 05G - Public Services for Battered & Abused Spouses
Agency: Helpmate
Activity Location: P.O. Box 2263, Asheville NC 28802
Activity Description: This program supports crisis stabilization (shelter and case management program). Supports each client with initial safety planning and in developing preliminary case plans - security assessments, applicable legal remedies, etc.

Accomplishments: 89 adults benefitted from shelter support services. 87 adults in shelter met at least one of three identified case management goals. 43 out of 89 adults returning exit interviews reported an increased sense of safety while in shelter.

HUD Performance Outcome Statement: Helpmate provided shelter support services to 89 adults during the grant year.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 9,789
CDBG Funds Expended This Period:	\$ 9,789
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 70,775
Other Federal Funds Expended This Period:	\$ 79,346
Non-Federal Funds Expended This Period:	\$ 268,416
CDBG Program Income Expended This Period:	\$ 0
CBD0 Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 428,326

Homeward Bound of Asheville - A-Hope Homeless Prevention

HUD #: 1078

Status: Complete

CDBG Activity Code: 03T - Operating Costs of Homeless Programs
Agency: Homeward Bound of Asheville
Activity Location: 19 North 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 permanent housing.

Accomplishments: 113 persons obtained permanent housing; 517 persons accepted a behavioral health referral and attended at least one mental health or substance abuse treatment or counseling appointment; 500 persons obtained at least one form of public benefit.

HUD Performance Outcome Statement: Served 3,265 unduplicated individuals during the CDBG program year at the A HOPE Center.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 87,192
CDBG Funds Expended This Period:	\$ 87,192
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 35,000
Other Federal Funds Expended This Period:	\$ 297,437
Non-Federal Funds Expended This Period:	\$ 75,241
CDBG Program Income Expended This Period:	\$ 0
CBD O Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 494,870

OnTrack - Financial Education and Counseling

HUD #: 1077

Status: Complete

CDBG Activity Code: 05 - Public Services
Agency: OnTrack
Activity Location: 50 S. French Broad Ave., Suite 227, Asheville NC 28801
Activity Description: OnTrack's Financial/Housing Counseling and Education program assists low to moderate income households by increasing their financial and housing stability through improved money management skills, improved credit and foreclosure/eviction prevention.

Accomplishments:

- 1.Preserve Existing Housing: 100% of 578 people facing or at risk of facing foreclosure or eviction stabilized and preserved their housing through foreclosure and financial counseling.
- 2.Improve Financial Wellbeing of Low Income Households: 99% (929/935) of tax preparation clients saved money on tax preparation, avoided high-interest refund anticipation loans and learned if they qualify for the EITC.

HUD Performance Outcome Statement: 1,279 people had access to financial/housing counseling and education services for the purpose of providing a suitable living environment.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 12,578
CDBG Funds Expended This Period:	\$ 12,578
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 586,328
Other Federal Funds Expended This Period:	\$ 30,765
Non-Federal Funds Expended This Period:	\$ 376,050
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 1,005,721

Pisgah Legal Services - Homelessness Prevention

HUD #: 1079

Status: Complete

CDBG Activity Code: 05C - Legal Services
Agency: Pisgah Legal Services
Activity Location: P.O. Box 2276, Asheville, NC 28802
Activity Description: Pisgah Legal Services (PLS) will prevent and reduce homelessness by providing free legal assistance to: help very low-income residents prevent or delay evictions and foreclosures; stabilize housing for families by obtaining or protecting housing they can afford; and improve or preserving the quality of housing conditions.

Accomplishments: 1. 668 people received legal assistance to access or preserve housing assistance. 2. 849 people received legal assistance to secure or preserve housing by preventing or delaying unnecessary evictions and foreclosures. 3. 250 people received legal assistance to preserve or improve the quality of their housing conditions.

HUD Performance Outcome Statement: 1769 low income individuals received legal assistance for the purpose of preserving, improving, or accessing housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 60,000
CDBG Funds Expended This Period:	\$ 60,000
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 233,278
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 116,829
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 410,107

City of Asheville - N. Louisiana Sidewalks

HUD #: 861

Status: Underway

CDBG Activity Code: 03 L - Sidewalks
Agency: City of Asheville
Activity Location: North Louisiana Avenue
Activity Description: This project will install an ADA compliant sidewalk on North Louisiana Avenue connecting low and moderate income neighborhoods to schools and to shopping, services and transit routes.

Accomplishments: None

HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$ 117,000
CDBG Funds Expended This Period:	\$ 0
CDBG Balance JUNE 30, 2013:	\$ 117,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBD0 Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 0

City of Asheville - Emma Sidewalks

HUD #: 817

Status: Complete

CDBG Activity Code: 03 L - Sidewalks
Agency: City of Asheville
Activity Location: North Louisiana Avenue - Emma Road to Mosswood road
Activity Description: This project will install an ADA compliant sidewalk on North Louisiana Avenue connecting low and moderate income neighborhoods to Emma Elementary school and to shopping, services and transit routes.

Accomplishments: Installed 2,155 linear feet of ADA compliant sidewalk on North Louisiana Avenue, including provisions for street crossings at Emma Elementary School and other intersections. The area benefit of these improvements serves 6,666 individuals.

HUD Performance Outcome Statement: Increased pedestrian safety for low income residents of the Emma community. The area benefit of these improvements serves 6,666 individuals.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 98,436
CDBG Funds Expended This Period:	\$ 98,436
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 315,722
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBD0 Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 414,158

City of Asheville - Transit Improvements

HUD #: 860

Status: Underway

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

Accomplishments: Designed, surveyed and permitted four (4) shelter installations sites. Purchased two shelters. Moved one shelter and constructed ADA compliant connection. The area benefit of these improvements serves 6,666 individuals.

HUD Performance Outcome Statement: Improve comfort and utility of transit infrastructure for low income Asheville residents. Increase accessibility of the Asheville Transit system for 6,666 total individuals.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 42,749
CDBG Funds Expended This Period:	\$ 29,547
CDBG Balance JUNE 30, 2013:	\$ 13,201
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 29,547

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: N/A

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 \$31,858 interest paid. The remaining balance for payments is \$580,000

HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$ 0
CDBG Funds Expended This Period:	\$ 0
CDBG Balance JUNE 30, 2013:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 70,615
CBD0 Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 70,615

City of Asheville - Community Development - Administration

HUD #: 1026 / 1081

Status: 1026 Complete/1081 Underway

CDBG Activity Code: 21A - General Program Management
Agency: City of Asheville - Community Development
Activity Location: N/A
Activity Description: N/A

Accomplishments: 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.

HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$ 270,114
CDBG Funds Expended This Period:	\$ 146,696
CDBG Balance JUNE 30, 2013:	\$ 123,418
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 0

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: N/A

Accomplishments: Implementation of the Asheville-Buncombe 10-year Plan to End Homelessness

HUD Performance Outcome Statement: Facilitated and coordinated the activities of the Homeless Initiative.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 67,381
CDBG Funds Expended This Period:	\$ 24,780
CDBG Balance JUNE 30, 2013:	\$ 42,601
State/Local Funds Expended This Period:	\$ 56,261
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 81,041

City of Asheville - Community Development - Contingency

HUD #: N/A

Status: N/A

CDBG Activity Code:

Agency: City of Asheville - Community Development

Activity Location: N/A

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

HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$ 10,907
CDBG Funds Expended This Period:	\$ 0
CDBG Balance JUNE 30, 2013:	\$ 10,907
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBD0 Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 0

HOME Projects

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	Page
A. Housing					
EC - Rent Assistance	Asheville	2,701	2,701	0	70
HB - Rent Assistance	Asheville	50,000	27,883	22,117	71
HACA - Rent Assistance	Asheville	40,000	0	40,000	72
HACA - Rent Assistance	Asheville	3,676	0	3,676	73
MHO - Larchmont	Asheville	0	0	0	74
MHO - Eagle Market Street	Asheville	462,600	0	462,600	75
MHO - Glen Rock Predevelopment	Asheville	1,000	0	1,000	76
MHO - Residences at Glen Rock Hotel	Asheville	140,000	133,000	7,000	77
MHO - Downpayment Assistance	Asheville	39,200	38,500	700	78
ABCCM - Rent Assistance	Buncombe County	20,000	3,376	16,624	79
EC - Rent Assistance	Buncombe County	25,000	4,934	20,066	80
EC - Rent Assistance	Buncombe County	19,393	19,393	0	81
HB - Rent Assistance	Buncombe County	37,757	37,757	0	82
HB - Rent Assistance	Buncombe County	42,767	28,148	14,619	83
MHO - Self Help Homeownership	Buncombe County	1,000	0	1,000	84
MHO-Downpayment Assistance	Buncombe County	98,000	98,000	0	85
MHO - Rural Home Rehab	Buncombe County	52,367	0	52,367	86
MHO - Scattered Site	Buncombe County	49,000	15,914	33,086	87
OT - Rent Assistance	Buncombe County	6,834	6,834	0	88

HOME Projects

HCHH - Dodds Meadows	Henderson County	171,500	0	171,500	89
HCHH - Shuey Knolls	Henderson County	1,000	1,000	0	90
HAC - Braeburn	Henderson County	4,757	3,757	1,000	91
HAC - Mapleton/Ridgecrest	Henderson County	0	0	0	92
HAC - Ridgecrest	Henderson County	82,320	54,544	27,776	93
HAC - Three Seeds	Henderson County	0	0	0	94
HAC - Oak Haven	Henderson County	1,000	1,000	0	95
CHCMC - Homeowner Rehab	Madison County	27,757	27,757	0	96
CHCMC - Homeowner Rehab	Madison County	35,000	0	35,000	97
MHO - Mars Hill Pre-Development	Madison County	25,000	0	25,000	98
WCCA - Rent Assistance	Transylvania County	16,426	16,426	0	99
Subtotal (Housing)		1,456,055	520,923	935,132	
B. Administration and Planning					
COA-Member Administration	Consortium-wide	10,907	0	10,907	100
COA - HOME Administration	Consortium-wide	149,325	144,196	5,129	101
CHCM - CHDO Operating	Madison county	1,246	1,246	0	102
WCCA - CHDO Operating	Transylvania County	757	757	0	103
Subtotal (Admin & Planning)		162,235	146,199	16,036	
C. Unallocated					
Unallocated Funds	Consortium-wide	28,774	0	28,774	104
Subtotal (Unallocated)		28,774	0	28,774	
Total		1,647,064	667,122	979,941	

HOME Projects

Eblen-Kimmel Charities - TBRA - Asheville

HUD #: 1028

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Eblen-Kimmel Charities
Activity Location: City of Asheville
Activity Description: The program assists in securing affordable rental housing for households who are homeless/at-risk of homelessness by providing basic housing stabilization services and financial assistance through security and utility deposits.

Accomplishments: Three low income households received tenant based rental assistance through HOME funding and obtained stable housing.

Budget Information:

HOME Funds Budgeted This Period:	\$ 2,701
HOME Funds Expended This Period:	\$ 2,701
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 29,813
Other Federal Funds Expended This Period:	\$ 2,445
Non-Federal Funds Expended This Period:	\$ 2,420
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 37,379

HOME Projects

Homeward Bound of Asheville - Tenant Based Rental Assistance - Asheville

HUD #: 1091

Status: Underway

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound of Asheville
Activity Location: City of Asheville
Activity Description: Provides rent support for chronically homeless or other hard-to-serve individuals and families entering permanent housing. HB offers intensive support services (supported through CDBG) to help households remain in stable housing. The program need and purpose are important elements in implementing the community's 10-Year Plan to End Homelessness.
Accomplishments: 17 households (19 individuals) benefitted from tenant-based rental assistance through HOME funds. These individuals moved from homelessness to permanent housing and/or received case management in order to help them maintain housing long-term. Five clients have disability income and seven had permanent employment.

Budget Information:

HOME Funds Budgeted This Period:	\$ 50,000
HOME Funds Expended This Period:	\$ 27,883
HOME Balance June 30, 2012:	\$ 22,117
State/Local Funds Expended This Period:	\$ 323,190
Other Federal Funds Expended This Period:	\$ 544,982
Non-Federal Funds Expended This Period:	\$ 122,549
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,018,602

HOME Projects

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

HUD #: 1101

Status: Underway

HOME Activity Type: Tenant Based Rental Assistance
Agency: Housing Authority of the City of Asheville
Activity Location: City of Asheville
Activity Description: Provide security and utility deposit assistance to low and moderate income families.

Accomplishments: N/A

Budget Information:

HOME Funds Budgeted This Period:	\$ 40,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 40,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

HOME Projects

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: Provided security and utility deposit assistance to low and moderate income families.

Accomplishments: Provided security and utility deposit assistance to nine low/moderate income households.

Budget Information:

HOME Funds Budgeted This Period:	\$ 3,676
HOME Funds Expended This Period:	\$ 0
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 Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

HOME Projects

Mountain Housing Opportunities - Larchmont Development

HUD #: 974

Status: Complete

HOME Activity Type: Multi-family Rental Construction
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Activity Description: Construct sixty (60) multifamily affordable rental units in North Asheville. Nine (9) units will be HOME assisted.

Accomplishments: Sixty (60) LMI households will gain access to affordable housing through the creation of safe, decent and affordable units.

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:	\$ 3,542,809
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 394,583
Total Project Funds Expended This Period:	\$ 3,937,392

HOME Projects

Mountain Housing Opportunities - Eagle Market Place

HUD #: 1098

Status: Underway

HOME Activity Type: Multi-family Rental Construction
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Activity Description: Construction of sixty-two (62) affordable rental apartments for LMI.

Accomplishments: Final design completed.

Budget Information:

HOME Funds Budgeted This Period:	\$ 462,600
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 462,600
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

HOME Projects

**Mountain Housing Opportunities - Affordable Rental Housing
Pre-Development / Residences at Glen Rock Predevelopment**

HUD #: 1050

Status: Underway

HOME Activity Type: Multi-family Rental Construction
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Activity Description: MHO, as a 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 local, state, and federal funds.
Accomplishments: All designs and plans were completed, building permits were issued on December 5, 2012, all financing is in place and construction began the week of December 5, 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:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

HOME Projects

Mountain Housing Opportunities - Residences at the Glen Rock Hotel - Buncombe County/East Riverside 793

HUD #: 1096

Status: Underway

HOME Activity Type: Multi-family Rental Rehabilitation
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Activity Description: MHO will engage in tasks that support the planning, financing, preconstruction, construction, and lease-up of Twenty-Two (22) affordable rental units for low to moderate income households.

Accomplishments: Construction of Twenty-Two (22) rental units began on December 5, 2012. The estimated completion date is September 26, 2013.

Budget Information:

HOME Funds Budgeted This Period:	\$ 140,000
HOME Funds Expended This Period:	\$ 133,000
HOME Balance June 30, 2012:	\$ 7,000
State/Local Funds Expended This Period:	\$ 587,000
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 973,983
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,693,983

HOME Projects

**Mountain Housing Opportunities - Downpayment assistance -
Asheville**

HUD #: 1032, 1092, 1087, 1060

Status: Underway

HOME Activity Type: Downpayment Assistance
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Activity Description: Downpayment Assistance Loans were provided to income-qualifying households for first time homebuyers.

Accomplishments: Provided downpayment assistance to three households (seven individuals) with income less than 80 percent of median income within Buncombe County.

Budget Information:

HOME Funds Budgeted This Period:	\$ 39,200
HOME Funds Expended This Period:	\$ 38,500
HOME Balance June 30, 2012:	\$ 700
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 399,332
HOME Program Income Expended This Period:	\$ 800
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 438,632

HOME Projects

Asheville Buncombe Community Christian Ministries - Homeless Prevention and Rapid Re-housing program

HUD #: 1089

Status: Underway

HOME Activity Type: Tenant Based Rental Assistance
Agency: Asheville Buncombe Community Christian Ministries
Activity Location: Buncombe County
Activity Description: ABCCM's HPRP program through CDBG and HOME funding rapidly rehuses the homeless by helping provide the necessary deposits and/or rent to move in, or prevent homelessness of those imminently losing their housing. ABCCM identifies safe, decent, affordable permanent housing options for homeless individuals and assists them in securing housing. Staff provide housing services and case management to ensure stability and sustainability for households who are homeless or at risk of homelessness.

Accomplishments: Seven low income households received tenant based rental assistance and obtained stable housing. An additional 20 households were assisted with other federal funds. Seven households who were homeless or at risk of homelessness had access to supportive services to obtain stable housing

Budget Information:

HOME Funds Budgeted This Period:	\$ 20,000
HOME Funds Expended This Period:	\$ 3,376
HOME Balance June 30, 2012:	\$ 16,624
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 12,922
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 16,298

HOME Projects

Eblen-Kimmel Charities - Tenant Based Rental Assistance

HUD #: 1097

Status: Underway

HOME Activity Type: Tenant Based Rental Assistance
Agency: Eblen-Kimmel Charities
Activity Location: Buncombe County
Activity Description: The program assists in securing affordable rental housing for households who are homeless/at-risk of homelessness by providing basic housing stabilization services and financial assistance through security and utility deposits.

Accomplishments: 19 low income households received tenant based rental assistance through HOME funding (38 households through non-HOME funding) and obtained stable housing.

Budget Information:

HOME Funds Budgeted This Period:	\$ 25,000
HOME Funds Expended This Period:	\$ 4,934
HOME Balance June 30, 2012:	\$ 20,066
State/Local Funds Expended This Period:	\$ 75,589
Other Federal Funds Expended This Period:	\$ 3,135
Non-Federal Funds Expended This Period:	\$ 3,106
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 86,765

HOME Projects

Eblen-Kimmel Charities - TBRA - Buncombe

HUD #: 1035

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Eblen-Kimmel Charities
Activity Location: Buncombe County
Activity Description: The program assists in securing affordable rental housing for households who are homeless/at-risk of homelessness by providing basic housing stabilization services and financial assistance through security and utility deposits

Accomplishments: 20 low income households received tenant based rental assistance through HOME funding and obtained stable housing.

Budget Information:

HOME Funds Budgeted This Period:	\$ 19,393
HOME Funds Expended This Period:	\$ 19,393
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 13,120
Other Federal Funds Expended This Period:	\$ 2,445
Non-Federal Funds Expended This Period:	\$ 2,420
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 37,378

HOME Projects

Homeward Bound of Asheville - Tenant Based Rental Assistance

HUD #: 1031

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound of Asheville
Activity Location: Buncombe County
Activity Description: Provides rent support for chronically homeless or other hard-to-serve individuals and families entering permanent housing. HB offers intensive support services (supported through CDBG) to help households remain in stable housing. The program need and purpose are important elements in implementing the community's 10-Year Plan to End Homelessness.
Accomplishments: 15 households (17 individuals) benefitted from tenant-based rental assistance through HOME funds. These individuals moved from homelessness to permanent housing and/or received case management in order to help them maintain housing long-term.

Budget Information:

HOME Funds Budgeted This Period:	\$ 37,757
HOME Funds Expended This Period:	\$ 37,757
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 Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 37,757

HOME Projects

**Homeward Bound of Asheville - Tenant Based Rental Assistance -
Buncombe County (HPRP)**

HUD #: 1086

Status: Underway

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound of Asheville
Activity Location: Buncombe County
Activity Description: Provides short- and medium-term financial assistance and housing stabilization services to individuals and families experiencing homelessness or households at risk of homelessness to end and/or prevent homelessness.

Accomplishments: Homeward Bound provided short- or medium-term financial assistance and housing stabilization services to prevent homelessness for seven households (14 Individuals) and to rapidly rehouse 26 households (49 individuals) in operating year.

Budget Information:

HOME Funds Budgeted This Period:	\$ 42,767
HOME Funds Expended This Period:	\$ 28,148
HOME Balance June 30, 2012:	\$ 14,619
State/Local Funds Expended This Period:	\$ 40,000
Other Federal Funds Expended This Period:	\$ 81,543
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 149,691

HOME Projects

Mountain Housing Opportunities - Self help homeownership

HUD #: 837

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Activity Description: Construct eleven (11) new affordable HOME assisted houses using the USDA mutual self help method.

Accomplishments: First group of six (6) homes near completion.

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:	\$ 109,000
Non-Federal Funds Expended This Period:	\$ 30,000
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 139,000

HOME Projects

**Mountain Housing Opportunities - Down Payment Assistance -
Buncombe County**

HUD #: 1063, 1084, 1085, 1094, 1095

Status: Complete

HOME Activity Type: Downpayment Assistance
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Activity Description: Downpayment Assistance Loans were provided to income-qualifying households for first time homebuyers.

Accomplishments: Provided downpayment assistance to five households (11 individuals) with income less than 80 percent of median income within Buncombe County.

Budget Information:

HOME Funds Budgeted This Period:	\$ 98,000
HOME Funds Expended This Period:	\$ 98,000
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:	\$ 629,672
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 727,672

HOME Projects

Mountain Housing Opportunities - Rural Home Rehabilitation

HUD #: 971

Status: Underway

HOME Activity Type: Single-family Rehabilitation
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Activity Description: To rehabilitate up to one (1) unit owned and occupied by households earning less than 50% AMI.

Accomplishments: Environment Review completed. No other activity.

Budget Information:

HOME Funds Budgeted This Period:	\$ 52,367
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 52,367
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

HOME Projects

**Mountain Housing Opportunities - Single-Family Scattered Site
homeownership**

HUD #: 1034

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Activity Description: MHO to construct three (3) new homes for low income residents.

Accomplishments: First home is under construction and second home has been prepped.

Budget Information:

HOME Funds Budgeted This Period:	\$ 49,000
HOME Funds Expended This Period:	\$ 15,914
HOME Balance June 30, 2012:	\$ 33,086
State/Local Funds Expended This Period:	\$ 44,400
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 60,314

HOME Projects

OnTrack - Tenant Based Rental Assistance

HUD #: 1030

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: OnTrack
Activity Location: Buncombe 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: Three very low- or low-income households received tenant based rental assistance to help with security deposits, utility deposits, first month's rent, and/or up to 100% of three additional months' rent.

Budget Information:

HOME Funds Budgeted This Period:	\$ 6,834
HOME Funds Expended This Period:	\$ 6,834
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 Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 6,834

HOME Projects

Henderson County Habitat for Humanity - Dodd Meadows Single Family Housing Phase I

HUD #: 1036

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Henderson County Habitat for Humanity
Activity Location: Henderson County
Activity Description: Use of HOME and other funding sources to install subdivision infrastructure for Phase 1 of the Dodd Meadows Subdivision, which will eventually contain 88 lots with single family affordable homes occupied by families with incomes between 31% and 60% of average median income. HOME funding will be specifically used for roads, curbs, sidewalks, and water and sewer lines.
Accomplishments: Initial grading on the Phase I site has been completed and road has been laid out. Seven homes are in various stages of construction, two of which are HOME assisted units, and it is expected that all will be completed before December 12, 2013

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:	\$ 85,500
Non-Federal Funds Expended This Period:	\$ 25,000
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 110,500

HOME Projects

Henderson County Habitat for Humanity - Shuey Knolls

HUD #: 965

Status: Complete

HOME Activity Type: Single-family New Construction
Agency: Henderson County Habitat for Humanity
Activity Location: 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:	\$ 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:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,000

HOME Projects

Housing Assistance Corporation - Braeburn Predevelopment Loan

HUD #: 1040

Status: Complete

HOME Activity Type: Predevelopment Loan
Agency: Housing Assistance Corporation
Activity Location: Henderson County
Activity Description: The Housing Assistance Corporation will use CHDO predevelopment loan funds to study the feasibility of developing multifamily rental units 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 state and federal funding applications.
Accomplishments: Completion of predevelopment activities resulted in securing site control of property in Fletcher, and submission of a Low Income Housing Tax Credit (LIHTC) application for 64 multifamily units to serve families below 60% of area median income. The project was not awarded tax credits.

Budget Information:

HOME Funds Budgeted This Period:	\$ 4,757
HOME Funds Expended This Period:	\$ 3,757
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:	\$ 1,498
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 5,255

HOME Projects

Housing Assistance Corporation - Mapleton Ridgecrest

HUD #: 967

Status: Complete

HOME Activity Type: Single-family New Construction
Agency: Housing Assistance Corporation
Activity Location: Henderson County
Activity Description: Housing Assistance Corporation will develop 32 single family homes over 6 phases. The HOME funding provided by this grant will support the construction of 11 HOME-assisted units in Phases 1, 2, and 3 to be sold to families earning less than 80% of the area median income.
Accomplishments: Nine low-income households became homeowners, resulting in housing stability and opportunity for wealth creation through sweat equity and market appreciation. Of the nine, five completed the units for this HOME funding report. (The other four are reported in the next HOME funds report for this project.)

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:	\$ 697,990
Non-Federal Funds Expended This Period:	\$ 1,683
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 699,673

HOME Projects

Housing Assistance Corporation - Mapleton Ridgecrest

HUD #: 1037

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Housing Assistance Corporation
Activity Location: Henderson County
Activity Description: Housing Assistance Corporation will develop 32 single family homes over 6 phases. The HOME funding provided by this grant will support the construction of 11 HOME-assisted units in Phases 1, 2, and 3 to be sold to families earning less than 80% of the area median income.
Accomplishments: Four low-income households became homeowners, resulting in housing stability and opportunity for wealth creation through sweat equity and market appreciation.

Budget Information:

HOME Funds Budgeted This Period:	\$ 82,320
HOME Funds Expended This Period:	\$ 54,544
HOME Balance June 30, 2012:	\$ 27,776
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 577,446
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 631,990

HOME Projects

Housing Assistance Corporation - Three Seeds Subdivision

HUD #: 774

Status: Complete

HOME Activity Type: Single-family New Construction
Agency: Housing Assistance Corporation
Activity Location: Henderson County
Activity Description: The last HOME unit was completed during the reporting period.

Accomplishments: One low-income household was assisted in becoming homeowners, resulting in housing stability and opportunity for wealth creation thru sweat equity and market appreciation.

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:	\$ 108
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 108

HOME Projects

Housing Assistance Corporation - Oak Haven

HUD #: 968

Status: Complete

HOME Activity Type: Multi-family Rental Construction
Agency: Housing Assistance Corporation
Activity Location: Henderson County
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 designated as HOME-assisted units. Six (6) of these units will be reserved for low-income persons with disabilities.
Accomplishments: 55 low income seniors or people with disabilities obtained access to an affordable, energy efficient rental unit during the reporting period.

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:	\$ 937,117
Other Federal Funds Expended This Period:	\$ 524,723
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,462,840

HOME Projects

Community Housing Coalition of Madison County - Rural Home Rehabilitation

HUD #: 1038

Status: Complete

HOME Activity Type: Single-family Rehabilitation
Agency: Community Housing Coalition of Madison County
Activity Location: Madison county
Activity Description: Complete rural rehabilitation projects selected during 2011/12 grant year

Accomplishments: Completed three home rehabilitations providing safe, affordable housing for three low income special needs households.

Budget Information:

HOME Funds Budgeted This Period:	\$ 27,757
HOME Funds Expended This Period:	\$ 27,757
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 Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 27,757

HOME Projects

Community Housing Coalition of Madison County - Rural Home Rehabilitation

HUD #: 1103

Status: Underway

HOME Activity Type: Single-family Rehabilitation
Agency: Community Housing Coalition of Madison County
Activity Location: Madison county
Activity Description: To rehabilitate up to two (2) units owned and occupied by households earning less than 50% AMI.

Accomplishments: N/A

Budget Information:

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

HOME Projects

Mountain Housing Opportunities - Pre-Development Loan- Mars Hill

HUD #: 1102

Status: Underway

HOME Activity Type: Predevelopment Loan
Agency: Mountain Housing Opportunities
Activity Location: Madison County
Activity Description: Pre-development activities for a 48 unit affordable apartment complex.

Accomplishments: The following pre-development activities have been completed: Survey, site plan, schematic plans, tax credit application, rezoning. The site was deemed feasible for affordable apartments.

Budget Information:

HOME Funds Budgeted This Period:	\$ 25,000
HOME Funds Expended This Period:	\$
HOME Balance June 30, 2012:	\$ 25,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 47,264
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 47,264

HOME Projects

Western Carolina Community Action - Tenant Based Rental Assistance

HUD #: 1053

Status: Complete

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) in the form of rental security deposits and utility deposits to low-income clients to enable access to safe, decent and affordable rental housing.

Accomplishments: Tenant based rental assistance (TBRA) was provided in the form of rental security deposits and utility deposits to 36 low-income clients to enable access to safe, decent and affordable rental housing. Eighteen (18) assisted clients were Homeless. *Note: There was an additional \$4,372.00 of unreported local match for Fiscal Year 12-13.

Budget Information:

HOME Funds Budgeted This Period:	\$ 16,426
HOME Funds Expended This Period:	\$ 16,426
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 Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$
Total Project Funds Expended This Period:	\$ 16,426

HOME Projects

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: N/A

Budget Information:

HOME Funds Budgeted This Period:	\$ 10,907
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 10,907
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

HOME Projects

City of Asheville - HOME Administration

HUD #: 1041, 1090

Status: 1041 Complete, 1091 Underway

HOME Activity Type: HOME Administration
Agency: City of Asheville
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:	\$ 149,325
HOME Funds Expended This Period:	\$ 144,196
HOME Balance June 30, 2012:	\$ 5,129
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 144,196

HOME Projects

Community Housing Coalition of Madison County - CHDO

Operating Expenses

HUD #: 1045

Status: Complete

HOME Activity Type: CHDO Operating
Agency: Community Housing Coalition of Madison County
Activity Location: Madison county
Activity Description: CHDO Operation

Accomplishments:

Budget Information:

HOME Funds Budgeted This Period:	\$ 1,246
HOME Funds Expended This Period:	\$ 1,246
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 Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,246

HOME Projects

Western Carolina Community Action - CHDO Operating Expenses

HUD #: 1044

Status: Complete

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

Accomplishments:

Budget Information:

HOME Funds Budgeted This Period:	\$ 757
HOME Funds Expended This Period:	\$ 757
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 Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 757

HOME Projects

City Of Asheville - Unallocated Funds

HUD #:

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 2012-2013 program year.

Accomplishments: N/A

Budget Information:

HOME Funds Budgeted This Period:	\$ 28,774
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 28,774
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

Section X - List of Housing Activities and Maps

Map 1 - Housing Activities Within City of Asheville

Green Opportunities - GO Team Weatherization Assistance and Apprenticeship Program

1	114 Blanton Street	28801	964826323000000	1	CDBG
2	127 Bradley St	28806	963871357000000	1	CDBG
3	59A Branning St	28806	963866197400000	1	CDBG
3	59B Branning St	28806	963866197400000	1	CDBG
4	124 Choctaw St	28801	964825540400000	1	CDBG
5	91 Congress St	28801	964824825200000	1	CDBG
6	25 Country Meadows Dr	28806	962710842000000	1	CDBG
7	19 Erskine Ave	28801	964823717900000	1	CDBG
8	34 Euclid Blvd	28806	963885782600000	1	CDBG
9	32 Hillendale Rd	28805	964897679700000	1	CDBG
10	145 Logan Ave	28806	963876805900000	1	CDBG
11	187 Montana Ave	28806	963834336000000	1	CDBG
12	8 Nebraska Ave	28806	963834336000000	1	CDBG
13	86 Nebraska Ave	28806	963833248700000	1	CDBG
14	32 Nebraska St	28806	963834313500000	1	CDBG
15	7 Redbo Ln	28806	963860272900000	1	CDBG
16	11 Redbo Ln	28806	963860271000000	1	CDBG
17	2 Rhododendron Dr	28805	966826158300000	1	CDBG
18	359 School Rd E	28803	965752951800000	1	CDBG
19	504 S. French Broad	28801	964813792300000	1	CDBG
20	139 South Grove St	28801	964828310800000	1	CDBG
21	42 Water St	28801	964823333300000	1	CDBG
22	66 Waynesville Ave	28806	963876578600000	1	CDBG
23	21 Wellington St	28806	963874001800000	1	CDBG
24	85 Wyatt St	28803	965705778700000	1	CDBG
25	44 Beverly Rd	28805	963874802400000	1	CDBG
26	80 Beverly Rd	28805	963862668800000	1	CDBG
27	64 Blanton St	28801	964826481300000	1	CDBG
28	11 Club St	28801	963899409600000	1	CDBG
29	54 Congress St	28801	964824877600000	1	CDBG
30	32 Park Square	28801	963898620800000	1	CDBG
31	38 Piercy St	28806	963871135900000	1	CDBG
32	8 Redbo Ln	28806	963860374100000	1	CDBG
33	322 Riverview Drive	28806	963882487200000	1	CDBG
34	153 Swannanoa Ave	28806	963862542200000	1	CDBG

Total Units 25

OnTrack Financial Education and Counseling - Tenant Based Rental Assistance

35	Operated from 50 South French Broad Ave.	28801	964829238100000	3	HOME
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Homeward Bound - Tenant Based Rental Assistance

36	Operated from 218 Patton Avenue	28801	964819672200000	54	HOME
Eblen Charities - Tenant Based Rental Assistance					
38	Operated from 50 Westgate Parkway	28806	963879461600000	42	HOME
Mountain Housing Opportunities - Down Payment Assistance in Asheville					
39	136 Crayton Creek Way	28803	965747112600000	1	CDBG
40	9 Rudy Road	28806	962825387300000	1	CDBG
41	102 Burton Street	28806	963845584900000	1	CDBG
42	51 Laurel Loop	28806	962898549300000	1	CDBG
				Total Units	4

Section X - List of Housing Activities and Maps

Map 2 - Housing Activities Outside the City of Asheville

MHO - Larchmont					
1	24 East Larchmont Road, Unit 118	28801	974040289100000	1	HOME
1	24 East Larchmont Road, Unit 214	28801	974040289100000	1	HOME
1	24 East Larchmont Road, Unit 310	28801	974040289100000	1	HOME
1	24 East Larchmont Road, Unit 313	28801	974040289100000	1	HOME
1	26 East Larchmont Road, Unit 122	28801	974040289100000	1	HOME
1	26 East Larchmont Road, Unit 125	28801	974040289100000	1	HOME
1	26 East Larchmont Road, Unit 127	28801	974040289100000	1	HOME
1	26 East Larchmont Road, Unit 229	28801	974040289100000	1	HOME
1	26 East Larchmont Road, Unit 324	28801	974040289100000	1	HOME
				Total Units	9
Henderson County Habitat for Humanity - Shuey Knolls Subdivision					
2	701 Ida Rogers Drive	28792	600094804	1	HOME
3	633 Ida Rogers Drive	28792	600096523	1	HOME
4	640 Ida Rogers Drive	28792	600097760	1	HOME
5	620 Ida Rogers Drive	28792	600098631	1	HOME
6	598 Ida Rogers Drive	28792	600099512	1	HOME
7	586 Ida Rogers Drive	28792	600099463	1	HOME
8	677 Ida Rogers Drive	28792	600094756	1	HOME
				Total Units	7
Community Housing Coalition of Madison County - Rural Home Rehabilitation					
9	60 Stamey Drive	28743	8860317957	1	HOME
10	1259 Long Branch Road	28753	9726146190	1	HOME
11	1294 Holland Creek Road	28754	9860703470	1	HOME
				Total Units	3
Mountain Housing Opportunities - Down Payment Assistance in Buncombe County					
12	30 Morningside Drive	28787	974344817500000	1	HOME
13	21 Valley Park Road	28804	973064854800000	1	HOME
14	51 Pleasant Grove Road	28787	975223443600000	1	HOME
15	7 Dudley Baker Court	28803	965763547600000	1	HOME
16	564 Old NC Hwy 20	28701	971157600900000	1	HOME
17	300 Virginia Avenue	28806	963821816100000	1	HOME
18	33 Blalock Avenue	28803	965820849800000	1	HOME
19	18 Looking Glass Lane	28805	966855643400000	1	HOME
				Total Units	8
Housing Assistance Corporation - Mapleton/Ridgecrest					
20	28 Wild Rose Drive	28792	601333948	1	HOME
21	133 Wild Rose Drive	28792	601342436	1	HOME
22	163 Wild Rose Drive	28792	601343509	1	HOME
23	176 Wild Rose Drive	28792	601345559	1	HOME
24	148 May Apple Drive	28792	601340578	1	HOME
25	158 May Apple Drive	28792	601341636	1	HOME

26	159 May Apple Drive	28792	601249749	1	HOME
27	227 Wild Rose Drive	28792	601342719	1	HOME
28	249 Wild Rose Drive	28792	601341950	1	HOME
			Total Units	9	

Housing Assistance Corporation - Three Seeds

29	125 Victoria Springs Drive	28731	9587465811	1	HOME
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Western Carolina Community Action - Tenant Based Rental Assistanc

30	Operated from 220 King Creek Blvd.	28793	9578406579	36	HOME
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Homeward Bound - Homelessness Prevention & Rapid Re-Housing

31	Operated from 218 Patton Avenue	28801	964819672200000	25	HOME
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Housing Assistance Corporation - Oak Haven Apartments

32	1310 Old Spartanburg Highway	28792	9578435247	55	HOME
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Asheville Buncombe Community Christian Ministries - Homelessness Prevention (HPRP)

33	Operated from 24 Cumberland Avenue	28801	964921261400000	49	HOME
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**Completed Housing Activities
Asheville Regional Consortium
Outside Asheville**

2012-2013



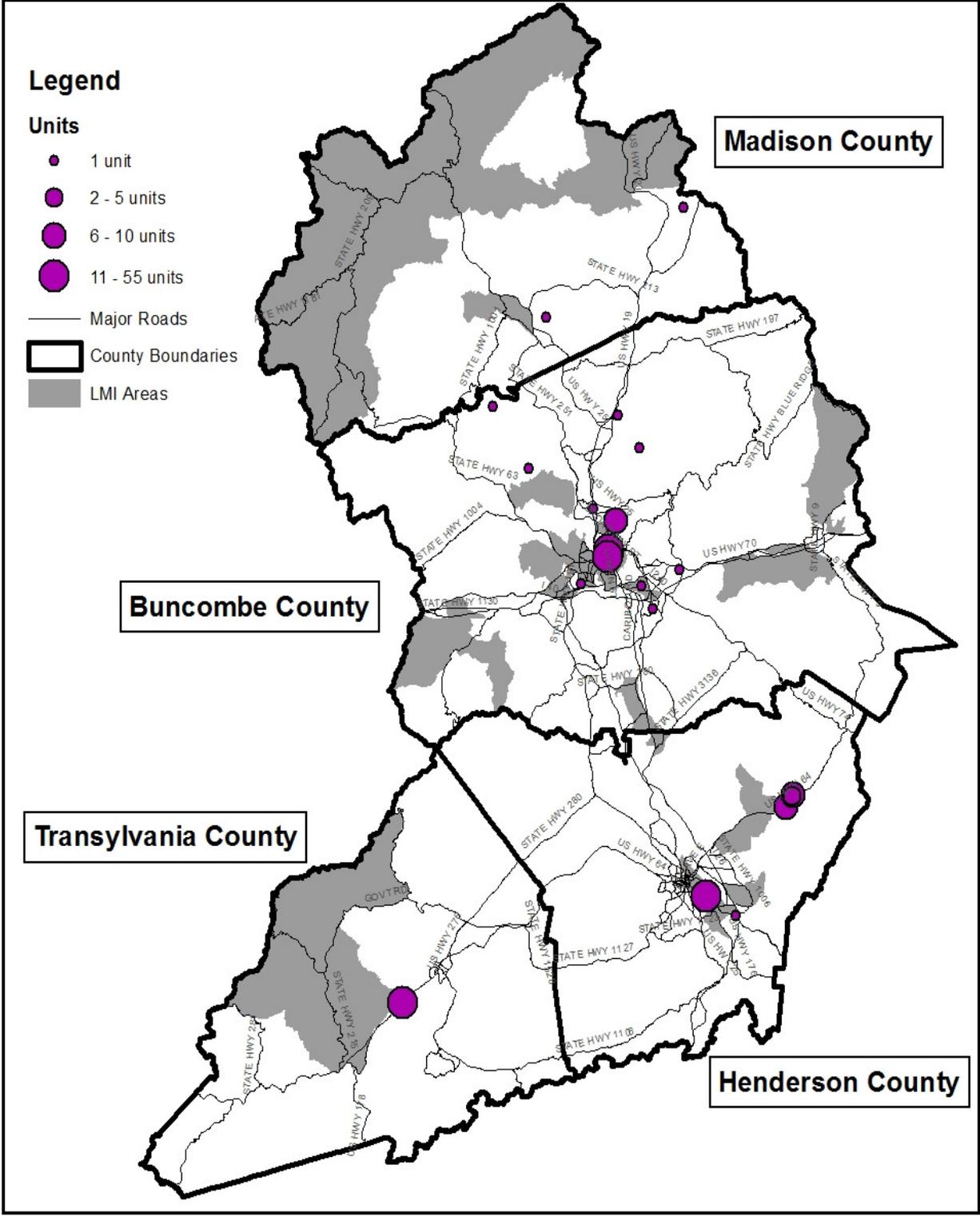
Prepared by the City of Asheville
Community Development Division
September 2013



Legend

Units

- 1 unit
- 2 - 5 units
- 6 - 10 units
- 11 - 55 units
- Major Roads
- ▭ County Boundaries
- ▭ LMI Areas



Section X and Maps

Map 3 Emergency Repair

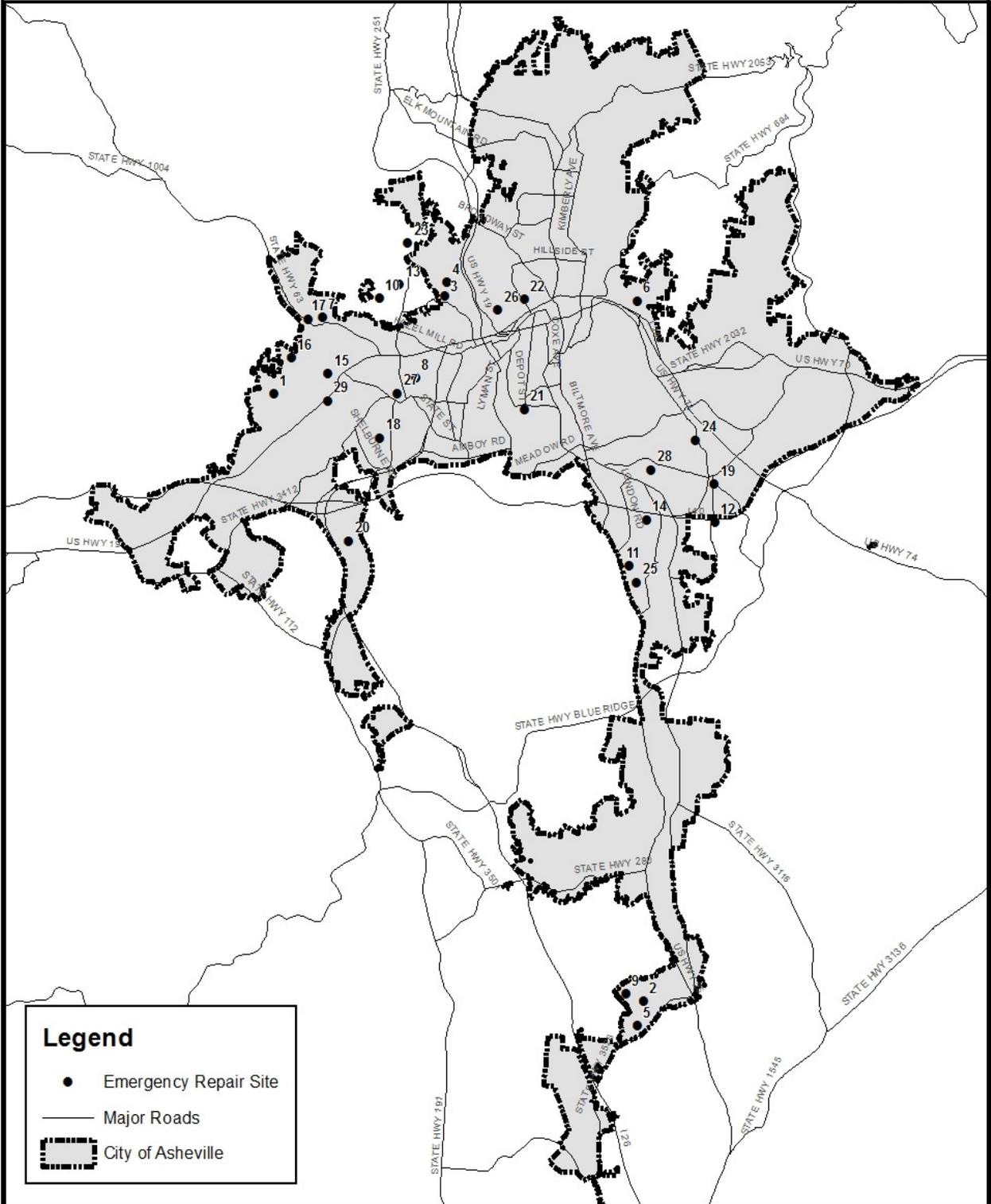
Emergency Repairs					
1	112 Appalachian Way	28806	962825906600000	1	CDBG
2	67 Avalon Road	28803	965400773300000	1	CDBG
3	63 Bingham Road #49	28806	963952898000000	1	CDBG
4	63 Bingham Road #67	28806	963952898000000	1	CDBG
5	26 Bradley Branch Road	28704	965308242600000	1	CDBG
6	124 Chuns Cove Road	28805	965901178200000	1	CDBG
7	13 Evelake Drive	28806	962960571100000	1	CDBG
8	15 Florida Avenue	28806	963836511900000	1	CDBG
9	45 Forest Drive	28704	965400773300000	1	CDBG
10	46 Gatewood Road	28806	963902718100000	1	CDBG
11	4 Grant Street	28803	964792535400000	1	CDBG
12	1 Harris Road	28803	965765160900000	1	CDBG
13	32 Hazelwood Road	28806	963923109000000	1	CDBG
14	12 High Meadow Road	28803	965705869800000	1	CDBG
15	62 Ivanhoe Avenue	28806	962866869000000	1	CDBG
16	210 Johnston Blvd. #6	28806	962847267600000	1	CDBG
17	5 Lionel Place, Unit A	28806	962950450000000	1	CDBG
18	63 Morris Street	28806	963801870200000	1	CDBG
19	28 Oteora Blvd.	28803	965758960300000	1	CDBG
20	25 Pond Road	28806	962784427400000	1	CDBG
21	504 S. French Broad Ave.	28801	964813792300000	1	CDBG
22	94 Short Street	28801	960762731400000	1	CDBG
23	47 Smart Road	28806	963926809400000	1	CDBG
24	19 Wood Avenue	28803	965841542600000	1	CDBG
Total Units				24	
Tier II Emergency Repairs					
25	54 Forest Street	28803	965701128000000	1	CDBG
26	170 Houston Street	28801	963991712700000	1	CDBG
27	46 Jarrett Street	28806	963825103000000	1	CDBG
28	19 Ridge Avenue	28803	965719246100000	1	CDBG
29	16 Rumbough Place	28806	962872276600000	1	CDBG
Total Units				5	

* Addresses # 10, 12, 13, and 23 are located in an area formerly covered by the City of Asheville's ETJ. These addresses were eligible for emergency repair at the time of service.

Completed Emergency Repair Activities within the City of Asheville

2012-2013

Prepared by the City of Asheville
Community Development Division
September 2013



Legend

- Emergency Repair Site
- Major Roads
- ▭ City of Asheville

Section XI Beneficiary Data and Financial Summaries

Table 13 – Race & Income Characteristics of CDBG Program Beneficiaries

	AAHH - Housing Services	COA - Emma Sidewalks; N. Louisiana Sidewalks; Transit Infrastructure	GO - Weatherization	GO - Training Team	HM - Crisis Stabilization	HB - AHOPE Homeless Programs	MBW - Micro Business Development	MBC - Micro Business Loans	MHO - Downpayment Assistance	MHO - Emergency Repair Tier I	MHO - Emergency Repair Tier II	OT - Financial Education	PLS - Homelessness Prevention	TOTALS
Persons or H'holds:														
Race														
White	16	6068	22	5	91	2253	98	4	4	15	3	1062	761	10402
Black/African Am.	17	323	12	20	33	849	12			9	2	282	366	1925
Asian		35			2	3						17	2	59
Am. Indian/AK Native			1		1	39						5	20	66
Hawaiian/Pacific Is.					1	7						7		15
Am Ind/AK Nat & Wh.		10				15						30		55
Asian & White		52			1							13		66
Afr. Am. & White		20		2	2	70						14		108
Am.Ind/AK Nat. & Bl.	1				1							28		30
Other/Multi-Racial	2	158		1	28	29	4					43	97	362
Don't Know/Refused				4								12	15	31
Total	36	6666	35	32	160	3265	114	4	4	24	5	1513	1261	13119
Hispanic Ethnicity	3	689			23	78	7	2				72	57	931
														0
Income														0
Ext. Low (< 30% AMI)	2	606	9	22	160	3213	47	2		15	3	322	962	5363
V. Low (31%-50% AMI)	14	1778	15	4		52	33			9	2	338	211	2456
Low (51% - 80% AMI)	20	1061	11	2			34	2	4			479	88	1701
Moderate (> 80% AMI)		3221										310		3531
Total	36	6666	35	28	160	3265	114	4	4	24	5	1449	1261	13051
Family Status & Sp. Needs														0
Female-Headed	19	438	19	15	75	980	73	1	3	11		508	469	2611
Disabled - not elderly	4		10	3	37	2070	2			8	1	64	104	2303
Elderly	10		10	2		114	3			12	4	227	85	467
Homeless				3	160	2253							97	2513
AIDS / HIV+						29								29

Table 14 – Race and Income Characteristics of HOME Program Beneficiaries

	EC - Rent Assistance	HB - Rent Assistance	ABCCM - Rent Assistance	OT - Rent Assistance	HACA - Rent Assistance	WCCA - Rent Assistance	MHO - Downpayment Assistance	MHO - Larchmont	CHCMC - Homeowner Rehab	HAC - Mapleton/Ridgecrest	HAC - Oak Haven	HAC - Three Seeds	TOTAL
Persons or H'holds:													
Race													
White	26	35		3	7	28	8	35	6	7	46	1	202
Black/African Am.	14	28			2	7		24		2	8		85
Asian								1					1
Am. Indian/AK Native													0
Hawaiian/Pacific Is.													0
Am Ind/AK Nat & Wh.		2											2
Asian & White	2												2
Afr. Am. & White						1							1
Am.Ind/AK Nat. & Bl.													0
Other/Multi-Racial			7								1		8
Total	42	65	7	3	9	36	8	60	6	9	55	1	301
Hispanic Ethnicity		1			1					2	1		5
Income													
Ext. Low (< 30% AMI)	19	52	7	1	9	23		20	4		50		185
V. Low (31%-50% AMI)	23	13		2		10	2	32		2	5	1	90
Low (51% - 80% AMI)						3	6	8	2	7			26
Moderate (> 80% AMI)													0
Total	42	65	7	3		36	8	60	6	9	55	1	292
Family Status & Sp. Needs													
Female-Headed	16	34		2	6	17	5	41	2	4	17	1	145
Disabled - not elderly	7	42		1	2	6		23	4	1	37		123
Elderly	7	1			1			25					34
Homeless	14	58				18		1					91
AIDS / HIV+													0

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/DPA-TBRA	Other/DPA-TBRA	New Con.	Rehab	Other	
RENTERS:								0
Elderly Renters:								0
Percent of Area Median Income	0-30%	9	21	5	33			68
	31-50%	2	13	2	4			22
	51-80%		3	0	0			3
Total Elderly:	2	25	23	6	37	0	0	93
Non-Elderly Renters:			0	0				0
Percent of Area Median Income	0-30%	15	11	29	17		23	124
	31-50%	15	31	11	1		10	92
	51-80%	2	5	0	0		3	10
Total Non-Elderly	32	47	40	53	18	0	36	226
TOTAL RENTERS:	34	72	63	59	55	0	36	319
OWNERS:			0	0				0
Elderly Owners:			0	0				0
Percent of Area Median Income	0-30%	12	0	4				16
	31-50%	10	0	0				10
	51-80%	3	0	0	0			3
Total Elderly:	25	0	0	4	0	0	0	29
Non-Elderly Owners:			0	0				0
Percent of Area Median Income	0-30%	9	0	0		2		11
	31-50%	14	1	0	3			18
	51-80%	6	6	5	7	1		25
Total Non-Elderly	29	0	7	5	10	3	0	54
TOTAL OWNERS:	54	0	7	9	10	3	0	83
RENTERS AND OWNERS TOTAL:	88	72	70	68	65	3	36	402

**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-12-MC-370001	3. Reporting Period From 07/12-06/13
---	---------------------------------------	---

Part I: Summary of CDBG Resources

1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)			919,010
2. Entitlement Grant from form HUD-7082			917,526
3. Surplus Urban Renewal Funds			0
4. Section 108 Guaranteed Loan Funds			580,000
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	89,660	9,746	
Total from each source	89,660	9,746	
c. Total Program Income (Sum of columns a and b)			99,406
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)			1,935,942

Part II: Summary of CDBG Expenditures

8. Total expenditures reported on Activity Summary (incl. Subrecipient RLF expenditure; excl. S. 108 principal & interest payments)			1,319,625
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)			1,319,625
13. Unexpended balance (line 7 minus line 12)			616,318

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			1,148,149
16. Total (line 14 plus line 15)			1,148,149
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)			100%

Part IV: Low/Mod Benefit for Multi-Year Certifications (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)	
Part V: For Public Services (PS) Activities Only: Public Service Cap Calculation		
21.	Total PS expenditures	169,559
22.	Total PS unliquidated obligations	0
23.	Sum of line 21 and line 22	169,559
24.	Total PS unliquidated obligations reported at the end of the previous reporting period	0
25.	Net obligations for public services (line 23 minus line 24)	169,559
26.	Amount of Program Income received in the preceding program year	297,392
27.	Entitlement Grant Amount (from line 2)	917,526
28.	Sum of line 26 and line 27	1,214,918
29.	Percent funds obligated for Public Service Activities (line 25 divided by line 28)	13.96%
Part VI: Planning and Program Administration Cap Calculation		
30.	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c	1,016,932
31.	Amount expended for Planning & Administration (from line 9 above)	171,476
32.	Percent funds expended (line 31 divided by line 30)	16.86%
Form HUD-4949.3 (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)	43,200.34
Rents	46,459.96
Land Sales	0
Miscellaneous	<u>0</u>
<i>Sub-Total for City</i>	<i>89,660.30</i>

Subrecipient Program Income:

Asheville Area Habitat for Humanity - Housing Services	3,576.96
Mountain Housing Opportunities – Home Repair	<u>6,168.54</u>
<i>Sub-Total for Subrecipients</i>	<i>9,745.50</i>

Total CDBG Program Income 99,405.80

B. Prior Period Adjustments

Program Income not reported for CAPER FY 11-12

Correct amount \$0.00
Adjustment

C. Loans and Other Receivables

Principal balance of amortized City-wide Rehab Loans 1,955,700.12

Reconciliation of Line of Credit (LOC) and Cash Balances to Unexpended Balance of CDBG Funds Shown on GPR

UNEXPENDED BALANCE (LINE 13 OF HUD 4949.3)		616,318
ADD:	LOC balance at June 30, 2010	520,775
	Cash on Hand:	
	Grantee Program Income Account	9,746
	Subrecipient RLF Cash Balances	0
	Funds to be reallocated	80,921
SUBTRACT:		
	Grantee CDBG Program Liabilities (due to the City from program funds)	
	Subrecipient CDBG Program Liabilities	0
TOTAL RECONCILING BALANCE:		611,442
DIFFERENCE		4,876

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)	1,935,942
Less: Subrecipient program income	9,746
	1,926,196
SUBTOTAL	
Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	1,647,064
Under-budgeted / (over-budgeted) for the reporting period	279,132

Financial Summary

HOME Program

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

Housing Loan Principal & Interest Repayments	23,803
Asheville Area Habitat for Humanity	
Total HOME Program Income	23,803

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

UNEXPENDED BALANCE (Table 1)	1,788,695
Prior Period Adjustments :	0
UNEXPENDED BALANCE (Table 1)	1,788,695
LOC balance at June 30, 2011	1,574,444
ADD: Cash on Hand:	0
Grantee Program Income Account	
SUBTRACT:	
Grantee CDBG Program Liabilities	0
Subrecipient HOME Program Liabilities	0
TOTAL RECONCILING BALANCE:	1,574,444
Difference	214,251

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)	2,455,817
Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	2,050,229
Under-budgeted / (over-budgeted) for the reporting period	<u>405,588</u>

For more information contact:

City of Asheville
Community Development Division
P.O. Box 7148
Asheville, NC 28802

(828) 259-5721
www.ashevillenc.gov