



*Consolidated Annual
Performance & Evaluation Report
CDBG & HOME Programs
2014-2015*



*City of Asheville &
Asheville Regional
Housing Consortium*

September 28, 2015

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

Year Ending June 30, 2015

**Submitted to the Citizens of Buncombe,
Henderson, Transylvania and Madison Counties
and the U.S. Department of Housing and Urban Development
Due: September 28, 2015**

Asheville City Council

Esther Manheimer, Mayor
Marc Hunt, Vice-Mayor
Cecil Bothwell*
Jan Davis
Gwen Wisler
Christopher Pelly*
Gordon Smith*

Asheville Regional Housing Consortium

Gordon Smith, City of Asheville (Chair)*
Mark Burrows, Transylvania Co. (Vice Chair)
Alan Glines, City of Asheville
Cynthia Barcklow, Buncombe County
Donna Cottrell, Buncombe County
Josh Harrold, Town of Black Mountain
Jason Young, Town of Woodfin
Ron Nalley, Town of Montreat
Eric Rufa, Town of Fletcher
Amy Brantley, Henderson County
Ken Perkins, Henderson County
Barbara Volk, City of Hendersonville
Forrest Gilliam, Madison County
Robin Merrell, Town of Marshall
Karen Kiehna, Town of Mars Hill
Josh Freeman, City of Brevard

** Member of the Housing and Community Development Committee*

Front cover photos from top left to bottom right - Photo 1: Asheville City Schools Foundation - In Real Life Program; Photo 2: Mountain Housing Opportunities - Compass Park; Photo 3: Pisgah Legal Services - Eviction Prevention; Photo 4: Ujamaa Freedom Market - Mobile Food Truck.

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ABBREVIATIONS USED IN THIS DOCUMENT

AAHH	Asheville Area Habitat for Humanity
ABCCM	Asheville Buncombe Community Christian Ministry
ABCRC	Asheville-Buncombe Community Relations Council, Inc.
ACSF	Asheville City Schools Foundation
CAPER	Consolidated Annual Performance and Evaluation Report (this report)
CBDO	Community-Based Development Organization (a special designation under CDBG)
CDBG	Community Development Block Grant (program)
CHCMC	Community Housing Coalition of Madison County
CHDO	Community Housing Development Organization (a special designation under HOME)
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
IRC	Irene Wortham Center
LIHTC	Low Income Housing Tax Credits
LI	Low-income (below 80% of AMI)
MBW/MBC	Mountain BizWorks / Mountain BizCapital
MHO	Mountain Housing Opportunities, Inc.
MZCDC	Mount Zion Community Development Corporation
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
WWDF	Women's Wellbeing Development Foundation

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, 2014 - June 30, 2015

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 2014-2015. It focuses on how the City and the Consortium used federal Community Development Block Grant (CDBG) and HOME Partnership Investment (HOME) funds, but it also mentions other closely related activities.

This is the fifth and final year of reporting on the goals and objectives set out in the City’s Consolidated Strategic Housing and Community Development Plan for 2010-2015. A new Five-Year Consolidated Plan has been approved for the 2016-2020 period.

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 58 separate projects with CDBG (34) and HOME (24) 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:

- 195 units of affordable housing were assisted, comprising:
 - 30 homes built or rehabbed and sold to first-time homebuyers;
 - 22 affordable rental units built or rehabbed;
 - 10 other homebuyers provided with direct homeownership assistance;
 - 32 homes received emergency repair;
 - 1 home significantly rehabilitated for existing residents;
 - 100 households received tenant-based rental assistance.

- 10,595 individuals benefited from human service and other programs:
 - 820 people received financial, relocation, housing and other support services
 - 5,437 persons experiencing or threatened with homelessness received legal services, shelter, increased income from benefits, mental health treatment, meals or other services;
 - 71 persons received employment training services; and 43 persons obtained and retained employment as a result of employment support services
 - 4,154 persons benefitted from improvements to transit, traffic calming and community facilities.
 - 113 low to moderate income middle school youth received access to high quality after school programming.

- 47 persons received business training, resulting in the start-up of 13 businesses and the expansion of 11 businesses.
- Through these economic development activities, 74 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, 96% of CDBG and 100% of HOME funds directly benefitted households at or below 80% AML.

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

Table 1 - Receipts, Expenditures & Leveraging of CDBG / HOME funds

Income:	CDBG	HOME	Other Funds
Unexpended Balance at July 1, 2014	\$787,448.97	\$1,439,671.04	n/a
2014 Entitlement Grant	\$955,989.00	\$1,009,187.00	n/a
Program Income and Other Repayments	\$134,029.01	\$116,417.81	n/a
Adjustments to 2013-2014			
Total funds Available	\$1,877,466.98	\$2,565,275.85	\$0.00
Expenditures:			
Housing	\$508,094.78	\$665,036.00	\$13,793,982.84
Economic Development	\$214,018.98		\$539,309.22
Public Services & Fair Housing	\$157,314.58		\$1,387,480.10
N'hood Improvements & Infrastructure	195,113.00		\$4,463.00
Debt Services			\$64,650.37
Planning & Administration	\$201,189.62	\$112,575.12	\$57,225.07
Total Expended:	\$1,275,730.96	\$777,611.12	\$15,847,110.60
Unexpended Balance at June 30, 2015	\$601,736.02	\$1,787,664.73	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 \$7.72 was leveraged from other sources in FY 2014-2015.

Section IV: How Activities Addressed Strategic Plan Objectives

The City of Asheville and its partners completed the 2015-2019 Consolidated Plan in May, 2015. Successes of past strategies and outcomes were analyzed, including all the strategic plan objectives that follow. In addition, Bowen National Research was contracted to do a Housing Market Needs Assessment and Analysis to provide overall analysis of the last 5 years, and projections for the next 5 years.

Affordable Housing

The City of Asheville and its partners used CDBG and HOME funds to produce a total of 187 affordable housing units during the reporting year, with an additional 180 units to be completed in 2016. A shortage of affordable, fair market rate units has slowed the ability to use Tenant Based Rental Assistance funds, as noted by the decreased FY15 number assisted. “Production” includes units of rehabilitation, down-payment assistance, rent assistance, 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	FY 2014	FY 2015	5 Year Percentage
New construction (or rehab) for homeownership	15	75	16	39	27	21	30	177%
Rehabilitation or repair of owner-occupied units	40	200	50	72	91	59	33	153%
New construction for rental*	100	500	128	72	115	22	22	72%
Rehabilitation/Repair of rental units	25	125	0	6	0	0	0	5%
Homeownership Assistance (Down payment assistance)	10	50	24	8	10	7	10	118%
Rent or Relocation Assistance	50	250	179	221	159	233	100	357%
Total units	240	1200	397	419	402	342	195	146%

In addition to the units listed above, at least another 158 units were completed that did not use or were not directly leveraged with CDBG or HOME funds. They are as follows:

- 8 new affordable rental units were assisted with Housing Trust Funds.
- 18 new affordable single-family homes for sale were assisted under the City’s fee rebate program
- 125 emergency repairs were completed by MHO in Asheville & Buncombe County that were not Asheville CDBG-assisted.
- 7 additional households were provided with down payments 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 231 housing beneficiaries listed in Table 15, 87 (38%) were elderly and 101 (50%) 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, 382 were disabled but not elderly. 100 persons experiencing homelessness were directly assisted with housing. 5,491 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 home repair and 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

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

	Units	Vacant Units	Waiting List	HUD Capital Funding	HUD Operating Funding
Asheville	96	16	See Section 8	\$ 113,582	\$ 3,945,567
Hendersonville	377	26	0	\$ 497,747	\$ 604,677
Brevard	163	2	81	\$ 215,142	\$ 552,192
Hot Springs	60	0	12	\$ 67,206	\$ 169,776
Marshall	50	1	46	\$ 109,182	\$ 303,877
Mars Hill	47	0	60	\$ 51,691	\$ 145,074
Madison County	40	0	10	\$ 49,814	\$ 140,148

Table 4 - Update on Section 8 Housing Choice Voucher Program

	# of Vouchers	Waiting List	% returned unused**	HUD Funding	Section 8 Homeownership***
Asheville & Buncombe	3096	1484	18%	\$13,844,987	5
Henderson & Transylvania*	646	1012	39%	\$ 2,521,637	1
Madison County	176	38	53	\$ 644,813	0

* 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 completed construction activities to rehabilitate the Reid Center as a sustainable jobs education and training center. It was dedicated as the Arthur Edington Center and provides space for Green Opportunities, Head Start, and Partners Unlimited. The Housing Authority 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 has partnered with the City in its DOT TIGER VI funded River Arts District development project. This included staff and resident participation in a series of planning workshops, participation in the Equitable Development Workshop facilitated by the EPA’s Building Blocks grant, and participating in community information, education and feedback events.
3. The Housing Authority and City staff have continued to explore revitalization and redevelopment options for Lee Walker Heights. The Housing Authority has selected a co-developer for that project, and is in conversation with the City about partnership in that redevelopment.
4. The Asheville Police Department continues to collaborate 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 continued to be 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 an overall 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. The 2015 Point in Time Count showed a slight rise in chronic homelessness, directly attributed to the lack of fair market units available across that community.

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 Charles George Veterans Administration Medical Center received an additional 20 vouchers through the HUD-VASH program. This brings the total number of available vouchers up to 321 for our community. The HUD-VASH team has 14 staff persons to work with those veterans making the transition from homelessness to housing, including 1 Registered Nurse and 2 Housing Support Specialists.
- \$484,000 in Buncombe County and City of Asheville funds were allocated for an affordable housing development that will include 24 units of permanent, supportive housing for high-need individuals experiencing homelessness. This is in addition to the almost \$1,000,000 in renewal grants that fund services and housing for people who are experiencing homelessness through Continuum of Care funding.
- \$129,584 allocated in HOME funds were used for Homeless Prevention and Rapid Re-Housing programs to prevent or end homelessness for 100 households.

Data Collection

- Asheville-Buncombe participates annually in the Annual Homeless Assessment Report (AHAR). All agencies funded by federal, state, and local grants now enter data into the HMIS system. This past year marked the first time the Asheville-Buncombe Continuum of Care reported in all categories for the AHAR.

Table 5- CDBG and HOME Funding to Address Homelessness

Program	Helps the Homeless	Prevents Homelessness	FY2012 Funding	FY2013 Funding	FY2014 Funding	FY2015 Funding
Outreach						
HB - Homeless Programs AHOPE	Yes	Yes	87,192	60,000	50,265	50,265
Prevention/Housing Stabilization Services						
AAHH - Home Repair		Yes	0	28,837	49,902	75,859
AAHH - Housing Services		Yes	0	0	60,720	66,007
ABCCM - Housing Services	Yes	Yes	20,920	20,920	15,180	22,519
CHCM - Home Rehab		Yes	35,000	26,500	40,000	29,240
EC - Housing Services	Yes	Yes	35,000	35,000	0	0
Helpmate - Domestic Violence Services	Yes	Yes	9,789	10,000	16,567	16,567
MHO - Emergency Repair Tier 1		Yes	80,000	85,749	75,000	82,793
MHO - Emergency Repair Tier 2		Yes	80,000	80,743	75,000	114,670
OT - Financial/Housing Counseling and Education		Yes	12,578	10,000	10,053	12,574
OT - HomeBase Rental Counseling	Yes	Yes	40,000	0	0	12,574
PLS - Homelessness Prevention	Yes	Yes	60,000	50,000	50,265	50,265
Rental/Financial Assistance						
ABCCM- Tenant Based Rental Assistance	Yes	Yes	20,000	20,000	10,674	0
EC- Tenant Based Rental Assistance (Asheville)	Yes	Yes	25,000	25,000	0	0
EC- Tenant Based Rental Assistance (Buncombe)	Yes	Yes	0	58,826	0	0
HB - Tenant Based Rental Assistance Buncombe	Yes	Yes	70,000	128,000	121,214	171,307
HB- Tenant Based Rental Assistance Asheville	Yes	Yes	0	0	55,000	83,373
HB - Henderson Rapid Re-Housing	Yes	Yes	0	25,000	40,000	42,696
OT- Tenant Based Rental Assistance	Yes	Yes	25,000	0	0	0
WCCA - Tenant Based Rental Assistance	Yes	Yes	0	0	60,000	0
Permanent, Supportive Housing						
HB - Supportive Housing Services	Yes	Yes	85,000	85,000	85,000	85,000
Total			716,479	747,855	914,840	915,709

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. The Analysis of Impediments to Fair Housing Choice was created in 2012 to identify impediments to fair housing across the five counties of the GroWNC region and to provide information for Fair Housing Planning.

During the past year, the North Carolina Human Relations Commission opened and investigated seven fair housing complaints. Six of the seven cases were in the City of Asheville. Of the seven open investigations, one was successfully resolved, two were withdrawn by the complainant after resolution, and one was closed with no cause determination. ABCRC assisted 30 persons with issues of perceived housing discrimination and made 17 referrals to NCHRC.

The City has continued to work with the Asheville Buncombe Human Relations Council (ABCRC), and with Land of Sky Regional Council (LOSRC). This work has been supported this year by a grant from the North Carolina Human Relations Commission to the City of Asheville, for Fair Housing Outreach, using HUD Fair Housing funding. The City contracted with ABCRC and LOSRC in this work, which began in March and continued until February of 2015. ABCRC conducted 2 fair housing workshops in the past year, reaching 33 individuals.

Analysis of Impediments

The City and its partners continue work to address the issues identified in the Analysis of Impediments to Fair Housing. Our response this past year to the impediments to fair housing identified in the Analysis:

Impediment #1: Regional Coordination and Public Awareness

During the year, the City collaborated with the North Carolina Human Relations Council and our local partners in fair housing outreach. Land of Sky Regional Council and ABCRC conducted a total of 13 events for 240 individuals, and broadly distributed fair housing outreach information in multiple languages across the Consortium area.

Impediment #2: Discrimination in Lending Practices

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

The City of Asheville, both as CDBG Entitlement and as the 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 2014
Small Business Job Creation and Retention	15 persons	#jobs created and retained by low income persons	15	9
Micro-enterprise Assistance	160 persons in micro-enterprise	# Training Graduates	140	47
Job Training	40 persons for job training	# Training Graduates	40	57
		# Obtaining employment	10	12
		# of start-ups and expansions	4	24
		# FTE* jobs	10	74
		# small businesses in operation 12 mos. after assistance	5	N/A

* Full-time equivalent

Three 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. 47 low-income beneficiaries were assisted, 7 were minorities. The annual outcomes target of 140 persons in micro-enterprise was unable to be met due to the annual decline in funding, decreasing capacity. *Green Opportunities* provided workforce skills training to low-income persons through its GO Training Team (GOTT) and Job Training and Placement programs. Green Opportunities also provided workforce skills training to City residents who were not part of the GOTT program. The *Women's Wellbeing and Development Foundation* sustained three full time jobs for low income residents through the Ujamaa Freedom Market which delivers fresh produce and other goods to low income neighborhoods.

The City of Asheville's **Community and Economic Development Department (CED)** leverages partnerships and resources designed to enhance economic opportunities and prosperity for all

residents. Key activities during the 2014-15 year from the Economic Development Division included:

Support to New and Existing Industry:

White Labs. In early 2015 White Labs, a San Diego, CA based Biotechnology company that produces yeast for the craft beverage and baking industries, announced a new location to be built adjacent to Asheville's Downtown Innovation District. The company will lease/purchase an under-utilized city building, provide tenant up fits of \$8.1 million, and hire 65 new employees, many of which are in technology positions.

Linamar Corporation. In late 2014 Linamar Corporation, a Canadian-based manufacturer of precision automotive components, announced an expansion to their existing Asheville campus. The company is investing \$190 million and creating 400 new jobs over the next seven years.

Highland Brewing. Asheville's oldest craft brewery is expanding and investing \$5 million for new machinery and equipment, and creating 15 new jobs, as well as retaining 50 existing jobs, as the company develops a canning production line.

Hi Wire Brewing. Hi Wire is a local craft brewery that has grown rapidly. The company is investing \$1.62 million in additional space for production and creating 15 new positions.

Support of Catalytic Projects:

Sustainable Development Initiative. In the spring of 2015, the City was awarded a "Building Blocks for Sustainability" technical assistance grant from the US. Environmental Protection Agency, to advance Equitable Development in the East of the Riverway Area. Given the amount of coming infrastructure investment through the TIGER VI grant, the City wants to ensure that area residents and businesses are able to fully benefit, and that existing neighborhoods are strengthened as the area becomes more vibrant and property values rise. An Equitable Development Workshop was presented in July of 2015, with broad community representation. Recommendations from that workshop will be available later this year, and will be presented to the community at that time.

River Arts District Form Based Code. The City has begun planning for a new form-based code to guide development in the River Arts District. The River Arts District is one of the most culturally- and income-diverse neighborhoods in the City. Similar to the process used last year for the Haywood Road corridor in West Asheville, the goal of the form-based code is to encourage mixed-use development, infill development, and multimodal transportation in the district.

Innovation Districts. Asheville City Council has developed an economic and community development strategy that allows for significant infrastructure improvements in the city. Three areas were identified that could benefit from this strategy by providing support for redevelopment opportunities: South Slope Extension, the River Arts District, and the Charlotte Street Corridor. In order to ensure that these opportunities are realized, the City will invest in urban area revitalization projects, street and sidewalk improvements, drainage projects, and off-street parking facilities within the boundaries of these designated areas. The establishment of these areas as municipal service districts, known locally as Innovation

Districts, allows the City to utilize Special Obligation Bonds to fund improvements. The collateral for this type of bond comes from revenue or taxes that are not levied by the City, such as sales tax. City Council approved the designation of the three new Municipal Service/Innovation Districts, which brings the number of designated districts to four, including the Central Business District which was adopted in 2012. Significant planning, engineering, and design work has already been done for projects in the River Arts District, and a team is being organized to guide progress on work in this Innovation District. Preliminary design of projects in the South Slope Innovation District is underway.

Regional Economic Development:

City Council provides \$100,000 to support a regional economic development partnership with Buncombe County and the Asheville Chamber. The Economic Development Coalition's Capital Campaign is the 5x5 Plan, which is aimed at creating 5,000 new jobs within 5 strategic clusters in 5 years. The city also participates in regional economic development programs through CarolinaWest, AdvantageWest, and Land-of-Sky Regional Council.

City Council also provides \$45,000 in underwriting to the Asheville-Buncombe Regional Sports Commission. Buncombe County, the Tourism Development Authority and private sector partners also support the Commission. The Commission has been successful in bringing niche sporting events into the City, with a goal of creating events that support the local economy in traditionally non-peak times for the service industry. These events have boosted revenues in the lodging, food/beverage, and retail sectors. In the past, some workers had been seasonally laid off during these periods.

Property Redevelopment:

The Real Property Division serves to optimize the City's real estate assets to achieve City Council strategic goals and support ongoing operations and services of the City. In January 2015, the City leased 10 acres of surplus, city-owned land to an organic vegetable producer, Balsam Gardens, LLC. Balsam Gardens distributes organic produce locally through area restaurants, farmers' markets and local grocers.

In February 2015, the City of Asheville purchased a 98,000 square foot industrial facility to serve as the operational center for the Water Resources Maintenance Division. To support the City's commitment to environmental stewardship, the City enrolled the property in the North Carolina Brownfields Program and continues to monitor and address the legacy environmental issues that often accompany older industrial sites. This purchase allows ongoing improvement to city service delivery for the water customers through an upgraded maintenance facility. The former Water Maintenance site is located in the urban core of Asheville and the redevelopment of this site will contribute to the ongoing economic success and vitality of Downtown Asheville.

Minority Business Program:

The CED assists minority businesses seeking certification through the State's office of Historically Underutilized Businesses 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 City of Asheville and the riverfront community continue to work with federal, state, and local partners on initiatives in the French Broad and Swannanoa riverfronts. Highlights of outcomes from this year include:

Flood Hazard Mitigation- The city performed stream improvements, the creation of a regional impoundment area, street, bridge, and trail improvements around Azalea Road and Recreation Park in east Asheville, in partnership with US Army Corps of Engineers, FEMA, and North Carolina Department of Natural Resources. Project Completion March 2015

*Brownfields Revitalization, Stormwater Management and Stream Restoration-*In partnership with New Belgium Brewing, NCDENR, NC Clean Water Management Trust Fund US EDA, RiverLink, NC Golden Leaf, the City of Asheville has created bicycle lanes, a greenway, public parking and a trail head, a new water line, rebuilt a road, new sidewalk on public property in and around the former stockyards brownfield site. Best management practices for stormwater management are being integrated in the project area. Project Completion December 2015.

Linking and Leveraging Funding: In 2015 Asheville City Council adopted a five year (2015-2020) Capital Improvements plan for the River Arts District that includes eleven projects having a total public investment of over \$50 Million. One half of that funding is from outside agencies, including a \$14.6 million grant award from USDOT's TIGER VI program in October 2014.

Workforce Development:

Now in its ninth year, the City of Asheville Youth Leadership Academy (CAYLA) places promising Asheville High School students in prestigious summer internships and offers ongoing leadership development throughout the academic year. The vast majority of CAYLA students are the first in their families to attend college. The program is a workforce development initiative of the CED and is supported in part by Buncombe County.

CAYLA students are chosen from eligible applicants at Asheville High School by a committee of community leaders. Each student is required to submit an essay application and two teacher recommendations to the committee, and attend an in-person interview. After an orientation in June, students are placed in paid internships with City departments including Transit, Parks & Rec, Meter Services, the Asheville Fire Department, and the Western North Carolina Nature Center. Students also intern at a number of participating nonprofits and businesses including the Asheville Area Chamber of Commerce, CarePartners, JB Media, the Red Cross of Western North Carolina and Moog Music. Each Friday, the students meet as a group, with this summer's workshop curriculum focusing on career exploration.

CAYLA cultivates lifelong civic engagement in its students by placing a significant emphasis on community service and social justice projects. Over the years, CAYLA students have dedicated more than 3,600 hours to nonprofits such as MANNA Food Bank, Asheville Buncombe Community Christian Ministry, the Salvation Army, Brother Wolf, and Habitat for Humanity. To support their goal of attending college, the City awards each CAYLA student with a \$2,000 scholarship upon the completion of the program in May.

More than 140 local students have participated in CAYLA since its inception, and more than 80

percent of CAYLA alumni are still attending college or have completed their degree.

Arts and Culture:

The CED provides oversight of the City Public Art and Cultural Commission and the 1% for Art Program which is generated through the annual Capital Improvement Project budget annually. Staff works with Commission members, other city departments, and the public to develop new ways to incorporate arts and culture into the city's overall economic development planning. CED staff works with other City Departments to develop new public art projects and create opportunities for artist-commissioned work. The City also participates in the Buncombe Cultural Alliance, and pursues new grant funding opportunities to elevate the arts and culture in the City.

CED also has the responsibility of programming and permitting special event uses of outdoor public spaces. The department has plans to incorporate private property event permitting and consultation to create a single integrated process. By moving this function to Community and Economic Development, the City is able to provide support that extends beyond functional processes and permitting. CED staff employ a special events strategy which leverages City assets to incentivize growth and community development initiatives, utilize an evaluation tool that ensures community benefits are commensurate with the investment of public funds, and coordinate events to build public interest in redevelopment initiatives.

The US Cellular Center, a regional hub for entertainment and civic events, is managed by the City's CED. The US Cellular Center offers special rental rates for city-sponsored events, and has hosted numerous public workshops and public meetings.

Improvements to the Development Process/Small Business:

City Council created the Mayor's Development Task Force in response to increased demand for permitting and development services after the recession. The Task Force promotes sound growth through identifying challenges to the development sector and making specific recommendations designed to balance the needs of a diverse community. The work of the Task Force meets a key action item of City of Asheville Strategic Operating Plan.

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 accessibility improvements and sidewalk construction completed its multi-year program along north Louisiana Street. A total of 3,130 linear feet of ADA compliant sidewalks has been installed.
- Asheville City Schools Foundation provided high quality after school programming to 113 low and moderate income Asheville Middle School students through the In Real Life program.
- The Housing Authority of the City of Asheville completed construction on the former Reid Center, now called the Arthur R. Edington Center Education and Career Center. This facility provides education, job training, and other community support services. CDBG funds were used for physical improvements for the facility.
- The Irene Wortham Residential Center completed a ADA accessibility remodel of the Rose Street Residential Home to improve access for 12 low income, disabled full time residents.
- Women's Wellbeing Development Foundation provided fresh fruit and vegetables through the Ujamaa Mobile Freedom Market to five public housing communities and several other local neighborhoods during the year. In addition to increasing access to nutritious food for low income communities, this program supported employment for 3 very low income individuals.
- Green Opportunities provided skills training, education, and support services to 57 low to moderate income residents. Job placement services resulted in 26 resident placements, paid apprenticeships, or post-secondary education enrollment. 21 program participants reached job retention benchmarks during the grant year.
- Mountain Bizworks provided training and technical support services to 47 low to moderate income business owners. This assistance resulted in the startup or expansion of 20 businesses, and the creation or retention of 66 jobs.

Table 7 - Non-Housing Community Development Achievements

Annual Output		Program Type		Outcome	Performance Measures	Annual		
Target		Actual	Actual			Target	Actual	Actual
		2014	2015				2014	2015
2 Projects	Transportation Accessibility	4 Shelters designed and installed	No projects during the FY	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 (3,495 low-income)	N/A
1000 LF	Street, Sidewalk, Greenway Improvement	Construction underway for final segment of CDBG-supported N. Louisiana Street sidewalk	Installed 975 linear feet of ADA compliant sidewalks on North Louisiana Avenue.	Improved infrastructure in targeted low-moderate income areas	# of households with access to improved infrastructure	100 HH's	0	2323
1200 persons	Financial, Housing and Family Support Services	3127	2451	Prevent homelessness and stabilize households	# of persons avoiding eviction or foreclosure, or obtaining safe affordable housing	300 persons	2069	1661
				Improve financial well-being	# persons improved credit	325 persons	1056	727
				Low Income and minority households find permanent housing, including rentals and homeownership	# of LI homebuyers	40	2	19
					Of these, # African American or Latino	10	1	3
1500 homeless persons assisted	Homeless Services	4120	3776	Increase income by obtaining benefits	# obtaining at least one entitlement benefit	10	459	476
				Engage in mental health treatment /counseling	# attending at least one mental health treatment or counseling session	130	419	402
				Move to permanent housing	Persons obtaining permanent housing	25	151	104
80 youth participate	Youth Services	47	113	Improved academic performance	# students improve their grades, attendance, and/or school behavior	40	47	113
				Parent involvement increases	# parents attending meetings, trainings or volunteer in program	20	N/A	N/A

Sustainability

Sustainability is a key goal of the 2010-2015 Consolidated Plan, as well as a key strategic goal of the City. The City and Consortium members participated in the now-concluded GRO-WNC program, funded through the HUD Sustainable Communities Regional Planning Grant. The overall objective of the program was to create a regional sustainability plan, with specific strategies that will be enacted region-wide. The results of that process are available at <http://www.gro-wnc.org/>

The City completed its \$850,000 DOT TIGER II Planning Grant this year supporting the East of the Riverway Sustainable Neighborhoods program. The Asheville Housing Authority's Education and Employment Training center, located at the former Reid Community Center in the East of the Riverway target area, reached 100% construction completion this past year. Other completed deliverables included "The East of the Riverway Connections" transportation network plan; the design and construction documents for the Town Branch and Clingman Forest Greenways; and a the Riverside Drive Development Plan, 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 includes six public housing communities.

The City's planning efforts have resulted in a significant funding commitment: on September 12, 2014, the City was informed that it had been awarded a \$14.6 million TIGER VI grant for the US Department of Transportation. This grant, to be matched 1:1 by the City of Asheville, will implement the planning work done during the East of the Riverway planning process.

Additionally, the City of Asheville was awarded a Building Blocks grant from the Environmental Protection Agency (EPA) to facilitate dialogue and action steps for equitable development in the ongoing development and redevelopment work in the East of the Riverway area. Community stakeholders, including Buncombe County, Mission Hospital, public housing residents and staff, non-profit developers participated in a 2-day workshop facilitated by the EPA, and including representatives from the federal Department of Transportation, Department of Housing and Urban Development and the Department of Labor.

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 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 39% of CDBG funds to affordable housing projects and related services, the City appropriated an additional \$500,000 in July 2015 for its Housing Trust Fund (HTF). \$320,000 was allocated this year to two projects which will produce 42 affordable rental units when complete:

Table 8 - Housing Trust Fund Loans Activity in 2014-2015

Housing Trust Fund Loans Approved FY 2014-2015					
Project	Developer	Units		Amount	Status
		Rental	For Sale		
Oak Hill Commons	Biotat, LLC	30	0	\$ 200,000	Funds approved.
Hazel Mill Road	Beaucatcher Commons LLC	12	0	\$ 120,000	Funds approved.
Housing Trust Fund Loans Closed and Disbursed 2014-2015					
Project	Developer	Units		Amount	Status
		Rental	For Sale		
Raleigh and Marietta Streets	Beaucatcher Commons LLC	8	0	\$ 90,000	All funds disbursed and project is underway.

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 down payment 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 down payment 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 \$14,621 in City permit fee rebates and \$19,232 in Water Department rebates for a total City rebate investment in affordable housing of \$33,853; and \$16,470 in rebates provided by the Metropolitan Sewage District (MSD). Fee rebate programs assisted 22 single family homes and 22 rental units.

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 Asheville Affordable Housing Advisory Committee is a formally appointed advisory commission to the Asheville City Council. The Committee provided the following policy input this year:

Recommendation #1:

Continue to increase funding for affordable housing. This City's Housing Trust Fund should continue to be increased until it reaches the goal of 1¢ per \$100 assessed value of all property in the City (today, approximately \$1.1 million). Additional funding, including the current budgeted EDCIP amount of \$500,000, should be continued and made as flexible as possible to support new housing production opportunities. This could include land banking, additional funds for development financing, loan guarantees, and other strategies that result in new affordable housing units.

Recommendation #2:

The City of Asheville should continue to adjust its land use regulations to increase density for affordable housing throughout the City. Staff should be tasked with developing policies, programs, and procedures that will increase density in our City to provide needed tax base and encourage more affordable housing, for action by City Council and other Boards and Commissions. Specific recommendations for short term action include:

- Change all RS 8 zoning districts to RM 8 to clarify that multi-family residential is an allowable use.
- Increase the threshold for Level 3 (Council) review to 100 units.

Recommendation #3:

Make changes to Accessory Apartment development regulations, as follows:

- Eliminate setback requirements for accessory units built within the envelope of the existing structure. Homes in older neighborhoods (often close to downtown) are often positioned either on or very near to property lines, and such an adjustment would increase the number of properties where accessory apartments could potentially be created.
- Adjust or eliminate regulation that limits accessory units to 50% of the size of the primary structure, especially on properties where the accessory unit will be created within the envelope the primary structure.
- Waive sewer and water tap fees when creating a unit within the existing envelope of the primary structure, especially if the Metropolitan Sewerage District (MSD) and the City's Water Department don't have to install any new lines or add any new meters.

Recommendation #4:

Develop and implement a mandatory inclusionary zoning ordinance to require that 20% of all new residential developments of more than 5 units be affordable to and rented or sold to households earning 80% or less of median income.

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
- Helpmate- Crisis Stabilization Program
- OnTrack - Financial Counseling Program

Overall, 73% of CDBG beneficiaries (excepting area-wide beneficiaries) and 54% 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 Regional Sustainable Development plan 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 - 2014-2015 Agencies Monitored

CDBG			
Agency	Project Name	Last monitored	Type of monitoring
Asheville Area Habitat for Humanity	Home Repair	6/5/2015	Progress Report
Asheville Area Habitat for Humanity	Homeowner Education & Family Services	5/11/2015	Progress Report
Asheville Buncombe Community Christian Ministry	Housing Services	5/20/2014	Technical assistance
Asheville Buncombe Community Relations Council	Fair Housing Outreach and Education	7/22/2015	On-site
Asheville City School Foundation	After School Program	2/11/2015	On-site
Green Opportunities	Job Training and Placement	4/27/2015	On-site
Helpmate	Domestic Violence Services: Shelter & Crisis Stabilization	4/16/2015	On-site
Homeward Bound	Pathways to Permanent Housing	5/7/2015	Progress Report
Homeward Bound	AHOPE Day Center	5/20/2015	Progress Report
Mountain BizCapital, Inc. dba Mountain BizWorks	Business Coaching for Entrepreneurs	8/18/2014	On-site
Mountain Housing Opportunities	Downpayment Assistance	Underway	N/A
Mountain Housing Opportunities	Emergency Home Repair Tier I	5/28/2015	Progress Report
Mountain Housing Opportunities	Emergency Home Repair Tier II	5/6/2014	On-site
Mountain Housing Opportunities	Lending Services	2/11/2015	Progress Report
OnTrack Financial Education & Counseling	Financial Counseling	5/20/2015	Progress Report
Pisgah Legal Services	Homelessness Prevention	4/14/2015	On-site
Women's Wellbeing & Development Foundation	Ujamaa Freedom Market	6/4/2015	Progress Report
HOME			
Agency	Project Name	Last monitored	Type of monitoring
Asheville Buncombe Community Christian Ministry	Homeless Prevention and Rapid Rehousing	11/19/2014	Progress Report
Community Housing Coalition of Madison County	Rural Rehabilitation	Underway	N/A
Givens EstateS, Inc.	Gerber Village Phase I	Underway	N/A
Homeward Bound	Henderson HPRP	8/10/2015	Desk Audit
Homeward Bound	TBRA	8/10/2015	Desk Audit
Homeward Bound	Buncombe HPRP	8/10/2015	Desk Audit
Western Carolina Community Action	Transylvania TBRA	7/30/2015	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	Apr-15	Jul-14	9001445
Laurel Bridge Apartments	Asheville	10	1996	Jul-14	Jun-15	10431
Excelsior Apartments	Brevard	116	1997	Jun-15	Mar-15	9001288
River Glen Apartments	Arden	106	1998	May-15	Jun-15	9001349
Overlook Apartments	Asheville	229	1999	Apr-15	Jul-14	9001444
Laurel Wood Apartments	Asheville	243	1999	Oct-10	Oct-10	
Wind Ridge Apartments	Asheville	360	2001	Mar-15	Jun-15	9001345
Dunbar Place Apartments	Asheville	495	2002	Jul-15	May-15	9002105
Compton Place Apartments	Asheville	512	2003	Jun-15	Jun-15	9001397
Hillside Commons	Hendersonville	517	2003	Aug-14	Apr-15	9001398
LIFE House Apartments	Asheville	528	2004	Jun-15	Sep-14	9002117
Battery Park Apartments	Asheville	597	2005	Mar-15	May-15	9002245
Northpoint Commons Apartments	Woodfin	510	2005	Jun-15	Jun-15	9001406
Woodfin Apartments	Asheville	631	2006	Sep-14	Aug-15	11475
Griffin Apartments	Asheville	620	2006	Aug-13	May-14	9001413
Highland View Apartments	Hendersonville	643	2006	Feb-13	May-15	9001411
Mainstay Manor	Hendersonville	679	2007	May-14	Mar-15	11757
English Hills	Brevard	641	2007	May-14	Mar-15	9001314
Vanderbilt Apartments	Asheville	697	2008	Jun-15	May-15	9002246
Independence Cottages	Asheville	632	2008	May-14	Apr-15	11474
Sugar Hill Apartments	Hendersonville	559	2008	Jul-14	Apr-15	9000670
Northpoint Commons Apartments II	Woodfin	564	2008	Apr-15	Jun-15	9001416
Crowell Park Apartments	Asheville	736	2006	Aug-15	Jun-15	9001412
Glen Rock Apartments	Asheville	760	2011	Mar-15	Jun-15	9002708
Skyland Senior Apartments	Asheville	857	2011	Mar-15	Aug-14	9002732
Westmore Apartments	Asheville	921	2011	Aug-14	Jun-15	TBD
Oak Haven Development	Hendersonville	968	2012	Sep-12		TBD
Larchmont	Asheville	974	2013	Mar-11		TBD
Residences at Glen Rock Hotel	Asheville	1096	TBD	Oct-14		TBD

*Through the cooperative agreement with NCHFA, all on-site inspections are completed by NCHFA. The City of Asheville is transitioning to be in compliance with the HOME 2013 Rule for a new system for City staff to complete these inspections, as we receive further guidance from HUD.

HOME Policies and Procedures

The Asheville Regional Housing Consortium is operating under HOME Policies and Procedures approved in 2014.

Relocation & Displacement

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

During the reporting year, no relocations were undertaken.

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 “recapture provision” policy is 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 162 households assisted with HOME funds this year, 69% were White, 30% African-American, and 2% of other minority race; 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 5% other minority by race, and 7% Hispanic). 46 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. One area where improvement is being shown is in homeownership, especially in Henderson County, where 7 out of 39 (18%) 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 2014-2015 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 a variety of programs, especially Habitat for Humanity activities in Asheville and Henderson County. These Habitat chapters finance each house at zero percent interest for 20-30 years. Other activities that have generated significant surplus match include the Housing Assistance Corporation's Mapleton/Ridgecrest project, Homeward Bound's TBRA programs, and Mountain Housing Opportunities Self Help Homes and Downpayment Assistance programs. HOME regulations allow match to be credited in a variety of ways, however the primary generator of match credit has been the calculation of the difference between the yield of "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 \$16 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 18th, 2015 and invited questions and comments. Advertisements were also placed in the Madison County News Record, Hendersonville Tribune, Transylvania Times, and La Noticia Spanish newspaper around that time. Any comments received will be forwarded to the HUD Greensboro office.

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 fifth and final 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. This year, we completed **195 units of affordable housing** that were directly assisted with CDBG or HOME funds. 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 2016. We have made great strides towards this goal, reducing overall chronic homelessness by 84% since the Plan was initiated. With a new affordable housing project beginning development that includes 24 units for the hardest to house of the homeless population, we are on track to end chronic homelessness December 31, 2016, in line with Opening Doors, the federal strategic plan to end homelessness.

The City of Asheville continues to be the focus area in the Consortium for housing production. Of the total 195 units produced this year, 83 were in the City of Asheville. Excluding Tenant Based Rental Assistance units, 95 units were produced Consortium-wide, and of those, 61 were produced in Asheville. Rental housing production is the highest priority of the Consolidated Plan for Asheville and Buncombe 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) completed the infrastructure and began building and completing homes in its Hudson Hills development in the City of Asheville. The Henderson County Habitat for Humanity Dodd Meadows project completed 8 homes. 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, \$320,000 in new loan funding was approved, which will support the production of 42 new affordable units. Since the creation of the HTF in 2000, over \$9.5 million has been loaned to assist in developing 990 affordable rental and homeownership units, of which 742 have been completed.

Mountain Housing Opportunities completed 25 CDBG funded emergency repair projects on single-family homes, allowing the current residents, who are often elderly, to remain in their homes. One HOME funded rural home rehabilitation was completed by Community Housing Coalition of Madison County, and six home repairs were completed by Asheville Area Habitat for Humanity.

Economic development efforts utilize a modest level of CDBG funds. Mountain BizWorks reported 47 clients completed the Business Development and Coaching programs during the reporting period. These and past CDBG-assisted clients started 13 businesses this year, 11 expanded or retained a businesses, and these businesses created or retained 71 jobs (FTE's).

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 both CDBG and City non-CDBG funding this year. GO provided training to 57 individuals, with 26 program participants receiving job placements during the reporting period.

The Women's Wellbeing Development Foundation, used CDBG funds for their Ujamaa Freedom Market to provide fresh produce and household goods to primarily low income neighborhoods through their mobile food market. While increasing access to healthy food options, this program supported 3 full time jobs for low to moderate income individuals.

Implementation of the 10-Year Plan to End Homelessness 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 Initiative 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.

The value of housing support services and the utilization of TBRA to prevent homelessness and rapidly rehouse those newly experiencing homelessness is an on-going successful strategy. Supporting consistent system wide use of the 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 has continued to serve as Lead Agency and fiscal agent for the Emergency Solutions Grant program, which is administered by the State of North Carolina.

Use of HUD-VASH vouchers made a significant impact on assisting veterans obtain safe and affordable housing. A seminal project - Oak Hill Commons- has received funding commitments from the City Housing Trust Fund, and Buncombe County. Employing a best practice learned from a handful of cities nationally, this development will include a 24 unit dedicated building for the "hard-to-house."

Barriers Having a Negative Impact

1. The low-wage profile of the community is driven by the prominence of the tourism-based economy. The demand for affordable housing, and especially tax-credit housing, continues unabated, despite an annual increase in units.
2. The near-zero vacancy rate of rental units has slowed the ability of housing providers to secure fair market rental units, and increased households' length of stay in homelessness.
3. 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.
4. 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.
5. 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 79% of the CDBG entitlement grant level and 177% 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 - HOME REPAIR	25,957	25,957	0	38
AAHH - HOME REPAIR	49,902	4,457	45,445	39
AAHH - HOUSING SERVICES	5,287	5,287	0	40
AAHH - HOUSING SERVICES	60,720	60,720	0	41
ABCCM - HOUSING SERVICES	7,339	4,363	2,976	42
ABCCM - HOUSING SERVICES	15,180	15,180	0	43
HB - HOUSING SERVICES	85,000	85,000	0	53
MZCDC - HOUSING SERVICES	13,000	0	13,000	57
MHO - EMERGENCY REPAIR TIER I	7,793	7,793	0	60
MHO - EMERGENCY REPAIR TIER II	34,001	34,001	0	61
MHO - DPA	9,864	8,052	1,813	62
MHO - EMERGENCY REPAIR TIER II	75,000	58,456	16,544	63
MHO - EMERGENCY REPAIR TIER II	75,000	67,270	7,730	64
MHO - DPA	60,000	0	60,000	65
MHO - HOUSING SERVICES	131,560	131,560	0	66
MHO - EMERGENCY REPAIR TIER II	5,670	0	5,670	67
Subtotal (Housing)	661,272	508,095	153,177	
B. Economic Development				
GO - TRAINING & PLACEMENT	150,000	110,499	39,501	51
GO - TRAINING & PLACEMENT	14,087	14,087	0	49
GO - WEATHERIZATION	9,711	9,711	0	50
MBW - BUSINESS DEVELOPMENT	17,302	17,302	0	58
MBW - BUSINESS DEVELOPMENT	70,840	35,420	35,420	59
WWDF - UJAMAA	27,000	27,000	0	71
Subtotal (Economic Development)	288,940	214,019	74,921	
C. Public Services				
ABCRC - FAIR HOUSING	16,587	9,215	7,372	45
ABCRC - FAIR HOUSING	6,157	6,157	0	44

ACSF - IRL	26,811	12,271	14,540	46
HM - CRISIS STABILIZATION	16,567	16,567	0	52
HB - AHOPE	50,265	50,265	0	54
OT - FINANCIAL COUNSELING	2,521	2,521	0	68
OT - FINANCIAL COUNSELING	10,053	10,053	0	69
PLS - HOMELESS PREVENTION	50,265	50,265	0	70
<i>Subtotal (Public Services & Fair Housing)</i>	179,227	157,315	21,912	
D. Neighborhood Improvements, Infrastructure, Public Facilities				
COA - N LOUISIANA SIDEWALKS	117,000	117,000	0	47
COA - SPRAYGROUND	35,000	0	35,000	48
HACA - EDINGTON CENTER	40,037	40,037	0	55
IWC - ROSE STREET CENTER	40,000	38,076	1,924	56
<i>Subtotal (Neighborhood Improvements)</i>	232,037	195,113	36,924	
E. Debt Service				
COA - SECTION 108	0	0	0	73
<i>Subtotal (Debt Service)</i>	0	0	0	
F. Administration and Planning				
COA - ADMINISTRATION	331,870	201,190	130,680	72
<i>Subtotal (Administration & Planning)</i>	331,870	201,190	130,680	
TOTAL	1,693,346	1,275,731	417,615	

Asheville Area Habitat for Humanity - Home Repair

HUD #: 1128

Status: Complete

CDBG Activity Code: 14A - Rehab, Single Unit Residential

Agency: Asheville Area Habitat for Humanity

Activity Location: 33 Meadow Rd. Asheville NC 28803

Original Funding Year: 2013

Activity Description: AAHH provided outreach, assessment and home repair and/or accessibility assistance to low and very-low income homeowners to fix issues that threatened the health or safety of the occupants

Accomplishments: AAHH distributed 1786 home repair brochures, received 70 applications, approved 48 applications for site visits and had signed contracts with 39 households during this fiscal year. Of those 39, 36 were completed, 23 in the City of Asheville and 13 in Buncombe County outside the City. AAHH completed assessments and repairs on six households using CDBG funds during this fiscal year. Four of these CDBG households included elderly occupants and/or owners.

HUD Performance Outcome Statement: 6 low income household had unsafe conditions in their home repaired, for the purpose of retaining decent safe and affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$25,957
CDBG Funds Expended This Period:	\$25,957
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:	\$346,524
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:	\$372,481

Asheville Area Habitat for Humanity - Home Repair

HUD #: 1135

Status: N/A

CDBG Activity Code: 14A - Rehab, Single Unit Residential
Agency: Asheville Area Habitat for Humanity
Activity Location: 33 Meadow Rd. Asheville NC 28803
Original Funding Year: 2014
Activity Description: AAHH will provide outreach, assessment and home repair and/or accessibility assistance to low and very-low income homeowners to fix issues that threatened the health or safety of the occupants
Accomplishments: No activities to report this period, activity in progress.
HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$49,902
CDBG Funds Expended This Period:	\$4,457
CDBG Balance JUNE 30, 2013:	\$45,445
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:	\$4,457

Asheville Area Habitat for Humanity - Housing Services

HUD #: 1129

Status: Complete

CDBG Activity Code: 14J - Housing Services
Agency: Asheville Area Habitat for Humanity
Activity Location: 33 Meadow Rd. Asheville NC 28803
Original Funding Year: 2013
Activity Description: Final payments received in 2014 for work finished in FY 2013-14. Demographic reporting for June of 2014 is two households in the City of Asheville with completed home repairs. Payment received July 3, 2014 was for repairs completed May 2014 and reported in last CAPER.
Accomplishments: Final payments received in 2014 for work finished in FY 2013-14. Demographic reporting for June of 2014 is two households in the City of Asheville with completed home repairs. Payment received July 3, 2014 was for repairs completed May 2014 and reported in last CAPER.
HUD Performance Outcome Statement: 2 low income households received home repair services for the purpose of retaining decent safe and affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$5,287
CDBG Funds Expended This Period:	\$5,287
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:	\$236,978
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:	\$242,265

Asheville Area Habitat for Humanity - Home Owner Education & Family Services - Housing Services

HUD #: 1139

Status: Complete

CDBG Activity Code: 14J - Housing Services
Agency: Asheville Area Habitat for Humanity
Activity Location: 33 Meadow Rd. Asheville NC 28803
Original Funding Year: 2014
Activity Description: AAHH will engage in tasks that support the construction of fourteen single family homes in the Hudson Hills HOME assisted subdivision.
Accomplishments: Provided recruitment to 166 households who attended information sessions; processed 24 applications, enrolled 16 families in empowerment courses, began building 14 HOME assisted units, monitored sweat equity for 15 households, closed on 6 HOME assisted units.
HUD Performance Outcome Statement: 16 households received services for the purpose of accessing decent affordable housing in FY 2014-15

Budget Information:

CDBG Funds Budgeted This Period:	\$60,720
CDBG Funds Expended This Period:	\$60,720
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:	\$281,543
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:	\$342,263

Asheville Buncombe Community Christian Ministries - Housing Services - HPRP

HUD #: 1105

Status: Complete

CDBG Activity Code: 14J - Housing Services
Agency: Asheville Buncombe Community Christian Ministries
Activity Location: 30 Cumberland Avenue, Asheville NC 28801
Original Funding Year: 2013A
Activity Description: ABCCM's HPRP program through CDBG and HOME funding rapidly rehouses 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: 7 households assisted with housing services to support the HOME TBRA program.
HUD Performance Outcome Statement: 7 households received housing services for the purpose of providing access to affordable and decent housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$7,339
CDBG Funds Expended This Period:	\$4,363
CDBG Balance JUNE 30, 2013:	\$2,976
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:	\$4,363

Asheville Buncombe Community Christian Ministries - Housing Services

HUD #: 1140

Status: Complete

CDBG Activity Code: 14J - Housing Services
Agency: Asheville Buncombe Community Christian Ministries
Activity Location: 30 Cumberland Avenue, Asheville NC 28801
Original Funding Year: 2014
Activity Description: ABCCM's HPRP program through CDBG and HOME funding rapidly rehouses 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
Accomplishments: 6 households assisted with housing services to support the HOME TBRA program.
HUD Performance Outcome Statement: 6 households received housing services for the purpose of providing access to affordable and decent housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$15,180
CDBG Funds Expended This Period:	\$15,180
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:	\$15,180

Asheville Buncombe Community Relations Council - Fair Housing Outreach and Education

HUD #: 1111

Status: Complete

CDBG Activity Code: 05 - Public Services
Agency: Asheville Buncombe Community Relations Council
Activity Location: 50 S. French Broad Avenue, Suite 204, Asheville, NC 28801
Original Funding Year: 2013
Activity Description: The Fair Housing Outreach and Education program provided education and engaged populations that may be vulnerable to unlawful housing discrimination through outreach, education, and referral services. The populations that have been identified are African Americans, Hispanic/Latinos, persons with mental or physical disabilities, and female heads of households. The program provided client services, guiding individuals through the process of filing a complaint with the North Carolina Human Relations Commission.
Accomplishments: All outputs and accomplishments were achieved and reported in the 2013-2014 CAPER.
HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$6,157
CDBG Funds Expended This Period:	\$6,157
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:	\$6,157

Asheville Buncombe Community Relations Council - Fair Housing Outreach and Education

HUD #: 1166

Status: Underway

CDBG Activity Code: 05 - Public Services

Agency: Asheville Buncombe Community Relations Council

Activity Location: 50 S. French Broad Avenue, Suite 204, Asheville, NC 28801

Original Funding Year: 2014

Activity Description: The Fair Housing Outreach and Education program provided education and engaged populations that may be vulnerable to unlawful housing discrimination through outreach, education, and referral services. The program provided client services, guiding individuals through the process of filing a complaint with the North Carolina Human Relations Commission.

Accomplishments: ABCRC assisted 30 individuals with issues of housing discrimination through direct client services and provided 2 Fair Housing workshops to populations most likely to be vulnerable to housing discrimination, training 33 individuals. 372 hours of educational services, outreach, and client services were provided to service providers, housing and finance providers, and housing consumers that represent the 7 protected classes and the LGBTQIA community. ABCRC collaborated with Legal Aid of NC to recruit and train 18 Fair Housing Testers, who have begun conducting tests in the Asheville/Buncombe community.

HUD Performance Outcome Statement: 30 households had access to fair housing services for the purpose of sustaining affordable housing free from discrimination.

Budget Information:

CDBG Funds Budgeted This Period:	\$16,587
CDBG Funds Expended This Period:	\$9,215
CDBG Balance JUNE 30, 2013:	\$7,372
State/Local Funds Expended This Period:	\$20,397
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$860
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:	\$30,471

Asheville City Schools Foundation - After School Program

HUD #: 1159

Status: Complete

CDBG Activity Code: 05 - Public Services
Agency: Asheville City Schools Foundation
Activity Location: PO Box 3196, Asheville, NC 28801
Original Funding Year: 2014
Activity Description: The In Real Life after-school program serves 70 low-income students at the Asheville Middle School. IRL coordinates over 30 service providers and teachers so that low-income students can get academic help, participate in community service, sports, and arts activities. Students design a unique schedule of programs to meet their needs. IRL removes barriers for children in poverty by providing transportation, snacks, and effective outreach.
Accomplishments: 113 low to moderate income middle school students had access to community services, sports, and arts activities through the IRL after school program.
HUD Performance Outcome Statement: 113 low income students will have access to education support services for the purpose of improving academic

Budget Information:

CDBG Funds Budgeted This Period:	\$26,811
CDBG Funds Expended This Period:	\$12,271
CDBG Balance JUNE 30, 2013:	\$14,540
State/Local Funds Expended This Period:	\$140,904
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:	\$153,175

City of Asheville - N. Louisiana Sidewalks

HUD #: 861

Status: Complete

CDBG Activity Code: 03 L - Sidewalks
Agency: City of Asheville
Activity Location: North Louisiana Avenue
Original Funding Year: 2009
Activity Description: ADA compliant sidewalks were installed on North Louisiana Avenue connecting low and moderate income neighborhoods to schools and to shopping, services and transit routes.
Accomplishments: Construction complete on sidewalks.
HUD Performance Outcome Statement: 2,323 persons have improved pedestrian access for the purpose of providing a suitable living environment.

Budget Information:

CDBG Funds Budgeted This Period:	\$117,000
CDBG Funds Expended This Period:	\$117,000
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:	\$117,000

City of Asheville - Parks and Recreation - Spray Ground Wesley Grant Center

HUD #: 0

Status: Underway

CDBG Activity Code: 03F - Parks, Recreational Facilities
Agency: City of Asheville
Activity Location: 285 Livingston Street, Asheville
Original Funding Year: 0D
Activity Description: Construct the interactive spray ground and playground at Dr. Wesley Grant Sr. Southside Center.
Accomplishments: Contract has not been executed.
HUD Performance Outcome Statement: 2,460 persons in a targeted low-income neighborhood will have improved access to greenway infrastructure and cultural, educational, and recreational opportunities for the purpose of providing a sustainable living environment.

Budget Information:

CDBG Funds Budgeted This Period:	\$35,000
CDBG Funds Expended This Period:	\$0
CDBG Balance JUNE 30, 2013:	\$35,000
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:	\$0

Green Opportunities - Training Team

HUD #: 1110

Status: Complete

CDBG Activity Code: 14F-Energy Efficiency Improvements
Agency: Green Opportunities
Activity Location: 133 Livingston Street, Asheville, NC 28801
Original Funding Year: 2013
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: 2 new participants reached 3, 6, or 12-month employment or educational retention in July 2014 because during that one month the program was between training cycles.
HUD Performance Outcome Statement: 2 low-income individuals received access to employment training services for the purpose of creating economic opportunity.

Budget Information:

CDBG Funds Budgeted This Period:	\$14,087
CDBG Funds Expended This Period:	\$14,087
CDBG Balance JUNE 30, 2013:	\$0
State/Local Funds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$28,964
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:	\$43,051

Green Opportunities - Weatherization Assistance Training Team

HUD #: 1131

Status: Complete

CDBG Activity Code: 14F-Energy Efficiency Improvements
Agency: Green Opportunities
Activity Location: 133 Livingston Street, Asheville, NC 28801
Original Funding Year: 2013
Activity Description: GO conducted outreach and recruitment in order to qualify low-income residents in West Asheville, Southside, and East Riverway for free weatherization services while providing classroom and on-site training in building performance related fields to low-income individuals
Accomplishments: Final results of all accomplishments for the 2013-14 contract were reported in the 2013-14 CAPER. This report covers the draw down of remaining funds from that period.
HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$9,711
CDBG Funds Expended This Period:	\$9,711
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
CBDQ Proceeds Expended This Period:	\$0
Recaptured Funds Expended This Period:	\$0
TOTAL Project Funds Expended This Period:	\$9,711

Green Opportunities - Job Training and Placement

HUD #: 1155

Status: Underway

CDBG Activity Code: 18B - ED Technical Assistance
Agency: Green Opportunities
Activity Location: 133 Livingston Street, Asheville, NC 28801
Original Funding Year: 2014
Activity Description: Working as a CBDO, GO designed and delivered a program of life skills, job readiness, college course work and job placement services for adults aged 18+ who are low-income and unemployed.
Accomplishments: 65 low to moderate income residents were recruited for the training team. 57 participants received training, education, and support services. 25 new employers or apprenticeship hosts were recruited. 26 participants placed into jobs, paid apprenticeships or post-secondary education. 19 participants reached 6 month employment or educational retention goals. Total individuals served was 82 persons.
HUD Performance Outcome Statement: 19 low income individuals were employed at jobs/paid apprenticeships or enrolled in post-secondary educational programs for 3, 6 or, 12 months after program end.

Budget Information:

CDBG Funds Budgeted This Period:	\$150,000
CDBG Funds Expended This Period:	\$110,499
CDBG Balance JUNE 30, 2013:	\$39,501
State/Local Funds Expended This Period:	\$76,099
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$434,245
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:	\$620,844

Helpmate - Domestic Violence Services

HUD #: 1146

Status: Complete

CDBG Activity Code: 05G - Public Services for Battered & Abused Spouses
Agency: Helpmate
Activity Location: P.O. Box 2263, Asheville, N.C. 28801
Original Funding Year: 2014
Activity Description: Emergency Shelter for Domestic Violence Victims
Accomplishments: Helpmate provided 6365 bednights of emergency shelter to 232 adult and child victims of domestic violence. All adult residents (173) were offered case management services.
HUD Performance Outcome Statement: 232 persons received domestic violence supportive services for the purpose of creating an improved living environment.

Budget Information:

CDBG Funds Budgeted This Period:	\$16,567
CDBG Funds Expended This Period:	\$16,567
CDBG Balance JUNE 30, 2013:	\$0
State/Local Funds Expended This Period:	\$95,516
Other Federal Funds Expended This Period:	\$159,892
Non-Federal Funds Expended This Period:	\$169,965
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:	\$441,940

Homeward Bound - Pathways to Permanent Housing

HUD #: 1141

Status: Complete

CDBG Activity Code: 14J - Housing Services
Agency: Homeward Bound
Activity Location: 19 N. Ann Street Asheville, NC 28801
Original Funding Year: 2014
Activity Description: Eligible clients from referrals made by AHOPE staff and community Coordinated Assessment will be assisted. Clients will be assisted in completing housing applications, assembling needed documentation, and leasing agreements. Case managers will work with clients to create client-based case management plans that address such needs as treatment, disability assistance, employment, financial budgeting, etc. Clients will be expected to sign agreements regarding services required to meet their individual needs. Each client will have a case manager who will work with a team of service providers to ensure that every client has access to necessary services. Homeward Bound will identify housing units which are affordable and accessible to transportation and encourage the owners/managers to make these units available to the targeted clients. Homeward Bound will establish relationships with property owners and management companies through education and successful placements.
Accomplishments: 31 households were supported with CDBG Housing Services funds from July 1, 2014 through June 30, 2015. All 31 were very low income.
HUD Performance Outcome Statement: 31 households received housing services for the purpose of providing access to affordable and decent housing.

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:	\$220,354
Other Federal Funds Expended This Period:	\$558,442
Non-Federal Funds Expended This Period:	\$735,990
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:	\$1,599,786

Homeward Bound - AHOPE Day Center

HUD #: 1145

Status: Complete

CDBG Activity Code: 03T - Operating Costs of Homeless Programs
Agency: Homeward Bound
Activity Location: 19 N. Ann Street Asheville, NC 28801
Original Funding Year: 2014
Activity Description: Homeless day center services were provided in the form of food, clothing, showers, phone, lockers, mail addresses, day center and space for socialization, needs assessment, case management, referrals, triage for health conditions, on-site contracted support services, outreach, etc.
Accomplishments: AHOPE served 3544 unduplicated individuals between July 1, 2014 and June 30, 2015. 476 clients increased their income by obtaining at least one form of public benefit. 104 clients stabilized by obtaining permanent non-supportive housing. 402 clients increased their knowledge and showed a willingness to engage in one form of mental health counseling or substance abuse treatment.
HUD Performance Outcome Statement: 3,544 persons received services for the purpose of obtaining access to affordable and decent housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$50,265
CDBG Funds Expended This Period:	\$50,265
CDBG Balance JUNE 30, 2013:	\$0
State/Local Funds Expended This Period:	\$40,000
Other Federal Funds Expended This Period:	\$98,116
Non-Federal Funds Expended This Period:	\$363,834
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:	\$552,215

Housing Authority of the City of Asheville - Edington Education Center

HUD #: 1156

Status: Complete

CDBG Activity Code: O3E - Neighborhood Facilities

Agency: Housing Authority of the City of Asheville

Activity Location: 133 Livingston Street, Asheville NC 28801

Original Funding Year: 2011

Activity Description: The Housing Authority of the City of Asheville (HACA) will make physical improvements to the Arthur R. Edington Education and Career Center. The Edington Center is a job training and education center primarily focused on assisting public housing residents, and other low income city residents, learn job skills that will lead to permanent employment.

Accomplishments: HACA made the following physical improvements to the Edington Center: Installed 1150 square feet of new ceramic tile at main entrance - This finished the upgrade to the clerestory at the front of the building. It is designed to instill pride in program participants serving as the official welcoming area for visitors and events in the building, and is just outside the community space and auditorium (future renovation). Installed new signage throughout the building, including the new dedication sign on Livingston Street for the Arthur R. Edington Education and Career Center, in the format of the original Livingston Street School. Completed installation of 40 trees and other landscape plantings on the grounds to add shade and improve the overall appearance of the property.

HUD Performance Outcome Statement: 1910 persons had access to the Edington Center job training and educational facility.

Budget Information:

CDBG Funds Budgeted This Period:	\$40,037
CDBG Funds Expended This Period:	\$40,037
CDBG Balance JUNE 30, 2013:	\$0
State/Local Funds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$4,463
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:	\$44,500

Irene Wortham Residential Center - Rose Street Residential Home

HUD #: 1076

Status: Complete

CDBG Activity Code: O3B - Handicapped Centers
Agency: Irene Wortham Residential Center
Activity Location: 1 Rose Street, Asheville, NC 288803
Original Funding Year: 2012
Activity Description: ADA accessible remodel of the Irene Wortham Center bathroom. Remodel included new specialized bathtub, new storage space, new client changing table, new flooring, and fixtures.
Accomplishments: The remodel is complete. The purpose of the project was to provide better care for the 12 full-time residents who depend on IWC for shelter, food, wellness and medical care.
HUD Performance Outcome Statement: 12 persons have an enhanced living environment through improved accessibility to a public facility.

Budget Information:

CDBG Funds Budgeted This Period:	\$40,000
CDBG Funds Expended This Period:	\$38,076
CDBG Balance JUNE 30, 2013:	\$1,924
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:	\$38,076

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
Original Funding Year: 2010A
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: No activities to report this period.
HUD Performance Outcome Statement: 50 households will receive housing services for the purpose of providing access to affordable and decent housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$13,000
CDBG Funds Expended This Period:	\$0
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:	\$0

Mountain BizWorks - Business Development Classes & Coaching

HUD #: 1123

Status: Underway

CDBG Activity Code: 18C - Micro-Enterprise Assistance
Agency: Mountain BizWorks
Activity Location: 153 South Lexington Avenue, Asheville, NC 28801
Original Funding Year: 2013
Activity Description: Mountain BizWorks provided business-planning classes (Foundations) and one-on-one business coaching (Growth Through Objectives "GO") to low-to-moderate income entrepreneurs to help them start or grow businesses.
Accomplishments: A total of 24 entrepreneurs - including 5 minorities - participated in our Foundations course and/or GO business coaching program during the last quarter of this project. 100% of the clients served qualified as Low & Moderate Income.
HUD Performance Outcome Statement: 24 persons had access to training and technical support services for the purpose of creating economic opportunities.

Budget Information:

CDBG Funds Budgeted This Period:	\$17,302
CDBG Funds Expended This Period:	\$17,302
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:	\$17,302

Mountain BizWorks - Business Coaching for Entrepreneurs

HUD #: 1143

Status: Underway

CDBG Activity Code: 18C - Micro-Enterprise Assistance
Agency: Mountain BizWorks
Activity Location: 153 South Lexington Avenue, Asheville, NC 28801
Original Funding Year: 2014
Activity Description: Mountain BizWorks provided business coaching to low-to-moderate income (LMI), African-American, and Latino entrepreneurs in Asheville. Our high-quality coaching has helped entrepreneurs develop their concepts, write business plans, explore funding options, secure capital, and plan for long-term sustainability.
Accomplishments: MBW provided over 68 coaching hours to 23 unique individual clients (21 unique businesses). 100% of these clients qualified as Low & Moderate Income and were evenly spread across the Very Low, Low and Moderate sub-classifications. MBW outreach and education activities also reached over 208 LMI and minority residents. This assistance resulted in 20 businesses started or expanded and 66 jobs created or retained. MBW also provided 8 loan consultations to CDBG clients.
HUD Performance Outcome Statement: 23 persons had access to training and technical support services for the purpose of creating economic opportunities.

Budget Information:

CDBG Funds Budgeted This Period:	\$70,840
CDBG Funds Expended This Period:	\$35,420
CDBG Balance JUNE 30, 2013:	\$35,420
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:	\$35,420

Mountain Housing Opportunities - Emergency Home Repair Tier 1

HUD #: 1107

Status: Complete

CDBG Activity Code: 14A - Rehab, Single Unit Residential
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Ave Suite 101 Asheville, NC 28801
Original Funding Year: 2013
Activity Description: To provide emergency home repair assistance to homes within the city limits of Asheville for this grant. Funded repairs are those that present an imminent threat to life, health, safety and accessibility in the homes owned by low income elderly, disabled single parent or large families with three or more dependent children. Typical repairs that are addressed are roofing, electrical, plumbing and heating, accessibility and carpentry. Accessibility includes the installation of handicap ramps, grab bars, low rise stairs and assorted devices to assist the physically challenged.
Accomplishments: MHO completed 2 additional repairs to complete the grant. A total of 21 unduplicated Tier I Emergency Home Repairs were made to homes within the City Limits of Asheville using CDBG funds. These low income, special needs families now live in their homes safer as threats to life and health have been removed.
HUD Performance Outcome Statement: 2 households received housing repairs for the purpose of sustaining decent affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$7,793
CDBG Funds Expended This Period:	\$7,793
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:	\$516
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:	\$8,309

Mountain Housing Opportunities - Emergency Home Repair Tier II

HUD #: 1108

Status: Complete

CDBG Activity Code: 14A - Rehab, Single Unit Residential
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Ave Suite 101 Asheville, NC 28801
Original Funding Year: 2013
Activity Description: To provide emergency home repair assistance to homes within the City Limits of Asheville. Funded repairs are those that present an imminet threat to life, health, safety and accessibility in homes owned by low income elderly, disabled, single parents or large families with three or more dependent children. Typical repairs that are addressed are in roofing, electrical, plumbing and heating, accessibility and carpentry. Accessibility includes the installation of handicap ramps, grab bars and assorted devices to assist the physically challenged.
Accomplishments: MHO completed 7 additional Tier II repairs for a total of 6 unduplicated clients' Emergency Home Repair Tier II requests for assistance within the City Limits of Asheville using CDBG funds. These low income, special needs families now live in their homes safer as the discrepancies that threatened their home and life have been removed.
HUD Performance Outcome Statement: 3 households received housing repairs for the purpose of sustaining decent affordable housing (making a total of 6 households for the entire grant.)

Budget Information:

CDBG Funds Budgeted This Period:	\$34,001
CDBG Funds Expended This Period:	\$34,001
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:	\$1,032
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:	\$35,033

Mountain Housing Opportunities - Down Payment Assistance

HUD #: 1130

Status: Underway

CDBG Activity Code: 12 - Direct Homeowners Assistance
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Ave Suite 101 Asheville, NC 28801
Original Funding Year: 2013
Activity Description: Downpayment assistance loans were provided to income-qualifying households for first time homebuyers.
Accomplishments: Program is underway.
HUD Performance Outcome Statement: 1 household received financial assistance to purchase homes to provide affordability for decent housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$9,864
CDBG Funds Expended This Period:	\$8,052
CDBG Balance JUNE 30, 2013:	\$1,813
State/Local Funds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$159,646
CDBG Program Income Expended This Period:	\$8,338
CBDO Proceeds Expended This Period:	\$0
Recaptured Funds Expended This Period:	\$0
TOTAL Project Funds Expended This Period:	\$176,036

Mountain Housing Opportunities - Emergencie Home Repair Tier 1

HUD #: 1136

Status: Underway

CDBG Activity Code: 14A - Rehab, Single Unit Residential

Agency: Mountain Housing Opportunities

Activity Location: 64 Clingman Ave Suite 101 Asheville, NC 28801

Original Funding Year: 2014

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

Accomplishments: MHO completed 16 unduplicated clients' Emergency Home Repair Tier I requests for assistance within the City Limits of Asheville using CDBG funds. These low income, special needs families now live in their homes safer as the discrepancies that threatened their home and life have been removed.

HUD Performance Outcome Statement: 16 households received housing repairs for the purpose of sustaining decent affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$75,000
CDBG Funds Expended This Period:	\$58,456
CDBG Balance JUNE 30, 2013:	\$16,544
State/Local Funds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$12,600
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:	\$71,056

Mountain Housing Opportunities - Emergency Home Repair Tier II

HUD #: 1137

Status: Underway

CDBG Activity Code: 14A - Rehab, Single Unit Residential
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Ave Suite 101 Asheville, NC 28801
Original Funding Year: 2014
Activity Description: To provide emergency home repair assistance to homes within the City Limits of Asheville. Funded repairs are those that present an imminenet threat to life, health, safety and accessibility in homes owned by low income elderly, disabled, single parents or large families with three or more dependent children. Typical repairs that are addressed are in roofing, electrical, plumbing and heating, accessibility and carpentry. Accessibility includes the installation of handicap ramps, grab bars and assorted devices to assist the physically challenged.
Accomplishments: MHO completed 4 unduplicated clients' Emergency Home Repair Tier II requests for assistance within the City Limits of Asheville using CDBG funds. These low income, special needs families now live in their homes safer as the discrepancies that threatened their home and life have been removed.
HUD Performance Outcome Statement: 4 households received housing repairs for the purpose of sustaining decent affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$75,000
CDBG Funds Expended This Period:	\$67,270
CDBG Balance JUNE 30, 2013:	\$7,730
State/Local Funds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$3,400
CDBG Program Income Expended This Period:	\$2,649
CBDO Proceeds Expended This Period:	\$0
Recaptured Funds Expended This Period:	\$0
TOTAL Project Funds Expended This Period:	\$73,319

Mountain Housing Opportunities - Down Payment Assistance

HUD #: 1138

Status: Underway

CDBG Activity Code: 13 - Direct Homeowners Assistance
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Ave Suite 101 Asheville, NC 28801
Original Funding Year: 2014
Activity Description: Downpayment assistance loans were provided to income-qualifying households for first time homebuyers.
Accomplishments: Program is underway.
HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$60,000
CDBG Funds Expended This Period:	\$0
CDBG Balance JUNE 30, 2013:	\$60,000
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:	\$0

Mountain Housing Opportunities - Housing Development and Lending Services

HUD #: 1142

Status: Complete

CDBG Activity Code: 14J - Housing Services
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Ave Suite 101 Asheville, NC 28801
Original Funding Year: 2014
Activity Description: Mountain Housing Opportunities, Inc. will provide housing development services related to the construction, rehabilitation and maintenance of HOME and CDBG-assisted units for low-income homebuyers and renters. Services also include client recruitment, homebuyer counseling, loan referrals, project management and development of future sites. Housing units completed will be counted individually under the associated HOME-funded activities.
Accomplishments: Provided downpayment assistance to 1 household with income less than 80% of the median income
HUD Performance Outcome Statement: 1 household received housing services for the purpose of obtaining affordable and decent housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$131,560
CDBG Funds Expended This Period:	\$131,560
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:	\$65,416
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:	\$196,976

Mountain Housing Opportunities - Emergency Home Repair Tier II

HUD #: 1066

Status: Completed

CDBG Activity Code: 14A - Rehab, Single Unit Residential
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Ave Suite 101 Asheville, NC 28801
Original Funding Year: 2012A
Activity Description: To provide emergency home repair assistance to homes within the City Limits of Asheville. Funded repairs are those that present an imminet threat to life, health, safety and accessibility in homes owned by low income elderly, disabled, single parents or large families with three or more dependent children. Tier II Repairs are those that exceed \$5,000 but are typically less than \$15,000.
Accomplishments: MHO completed 1 additional unduplicated Tier I Emergency Home Repairs for a total of 25 done in this grant cycle to homes within the City Limits of Asheville using DCBG funds. These low income, special needs families now live in their homes safer as threats to life and health have been removed.
HUD Performance Outcome Statement: 1 Household received housing repairs for the purpose of sustaining decent affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$5,670
CDBG Funds Expended This Period:	\$0
CDBG Balance JUNE 30, 2013:	\$5,670
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

OnTrack - Financial Counseling & Education

HUD #: 1127

Status: Complete

CDBG Activity Code: 05 - Public Services
Agency: OnTrack
Activity Location: 50 S French Broad Avenue, Suite 227, Asheville, NC 28801
Original Funding Year: 2013
Activity Description: Budget and Credit Counseling to improve the financial well-being of low to moderate income households.
Accomplishments: All outcomes for this grant have been reported in the 2013-2014 CAPER.
HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$2,521
CDBG Funds Expended This Period:	\$2,521
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:	\$2,521

OnTrack - Financial Education & Counseling

HUD #: 1158

Status: Complete

CDBG Activity Code: 05 - Public Services
Agency: OnTrack
Activity Location: 50 S French Broad Avenue, Suite 227, Asheville, NC 28801
Original Funding Year: 2014
Activity Description: OnTrack's Financial Counseling program assists low to moderate income households by increasing their financial and housing stability through improved money management skills and improved credit.
Accomplishments: Through one-on-one financial counseling, 86% (625 of 727) of clients reported that they were able to refine and modify their basic budget to focus on meeting their prioritized living expenses and/or other financial objectives.
HUD Performance Outcome Statement: 727 individuals had access to financial support services for the purposes of providing a suitable living.

Budget Information:

CDBG Funds Budgeted This Period:	\$10,053
CDBG Funds Expended This Period:	\$10,053
CDBG Balance JUNE 30, 2013:	\$0
State/Local Funds Expended This Period:	\$111,988
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$186,009
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:	\$308,050

Pisgah Legal Services - Homeless Prevention

HUD #: 1147

Status: Complete

CDBG Activity Code: 05 - Public Services
Agency: Pisgah Legal Services
Activity Location: 62A Charlotte Street, Asheville, NC 28801
Original Funding Year: 2014
Activity Description: Provided legal assistance to very low-income persons to help prevent or delay evictions and foreclosures; stabilize housing for families by obtaining or protecting housing they can afford; and improve or preserve the quality of housing conditions.
Accomplishments: Assisted 1,661 persons avoid homelessness in 681 cases.
HUD Performance Outcome Statement: 1661 persons were provided legal assistance for the purpose of preserving, improving or accessing safe, affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$50,265
CDBG Funds Expended This Period:	\$50,265
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:	\$50,265

Womens Wellbeing Development Foundation - Ujamaa Freedom Market

HUD #: 1144

Status: Underway

CDBG Activity Code: 18C - Micro-Enterprise Assistance
Agency: Womens Wellbeing Development Foundation
Activity Location: 22 Ravenscroft Dr. Asheville, NC 28801
Original Funding Year: 2014
Activity Description: Develop and maintain a worker-owned cooperative mobile food market that will employ low income residents and provide healthy food to low income neighborhoods.
Accomplishments: Ujamaa Freedom Market has been delivering fresh fruit and vegetables, some household goods, and some prepared food items to 5 public housing communities and 3 other neighborhoods during the last year. They have participated in four public events and handed out hundreds of flyers to promote their business.
HUD Performance Outcome Statement: 3 low income persons had access to employment for the purpose of creating a suitable living environment.

Budget Information:

CDBG Funds Budgeted This Period:	\$27,000
CDBG Funds Expended This Period:	\$27,000
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:	\$27,000

City of Asheville - Program Administration

HUD #: 0

Status: N/A

CDBG Activity Code: 21A - General Program Management
Agency: City of Asheville
Activity Location: N/A
Original Funding Year: 0
Activity Description: N/A
Accomplishments: N/A
HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	\$331,870
CDBG Funds Expended This Period:	\$201,190
CDBG Balance JUNE 30, 2013:	\$130,680
State/Local Funds Expended This Period:	\$57,225
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:	\$258,415

City of Asheville - Section 108 Debt Service

HUD #: 0

Status: N/A

CDBG Activity Code: N/A
Agency: City of Asheville
Activity Location: N/A
Original Funding Year:
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: N/A
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:	\$64,650
CBDO Proceeds Expended This Period:	\$0
Recaptured Funds Expended This Period:	\$0
TOTAL Project Funds Expended This Period:	\$64,650

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					
AAHH - JOHNSTON BLVD	Asheville	8,999	0	8,999	76
CHCMC - HOMEOWNER REHAB	Madison	2,740	2,740	0	77
CHCMC - HOMEOWNER REHAB	Madison	26,500	2,961	23,539	78
HCHH - DODD MEADOWS	Henderson	95,213	63,973	31,240	79
HB - TBRA AVL 13	Asheville	28,373	28,373	0	80
HB - TBRA BUNCOMBE 13	Buncombe	34,703	34,703	0	81
HB - TBRA HENDERSONVILLE 13	Henderson	2,696	2,696	0	82
HB - TBRA 14	Asheville	55,000	29,715	25,285	83
HB - TBRA BUNCOMBE 14	Buncombe	121,214	1,473	119,741	84
HB - TBRA HENDERSON 14	Henderson	40,000	16,000	24,000	85
HB - TBRA BUNCOMBE 12	Buncombe	9,397	9,397	0	86
HB - TBRA 12	Buncombe	5,993	5,993	0	87
HAC - HILLCREST	Henderson	106,000	85,517	20,483	88
HACA - RIDGECREST	Asheville	1,000	1,000	0	89
MHO - SELF HELP HOMEOWNERSHIP COMPASS PARK	Buncombe	1,000	1,000	0	90
MHO - SINGLE FAMILY HOMEOWNERSHIP	Buncombe	29,574	28,574	1,000	91
MHO - PREDEVELOPMENT GLEN ROCK	Asheville	1,000	1,000	0	92
MHO - RESIDENCES AT GLEN ROCK	Asheville	8,000	8,000	0	93
MHO - EAGLE MARKET STREET	Asheville	23,130	0	23,130	94
MHO - MARS HILL	Madison	246,185	230,875	15,310	95
MHO - VILLAS AT FALLEN SPRUCE	Asheville	281,236	0	281,236	96
MHO - DPA	Buncombe	38,383	38,383	0	97
MHO - DPA	Buncombe	112,740	71,428	41,312	98
WCCA - TBRA TRANSYLVANIA	Transylvania	60,000	1,234	58,766	99
Subtotal (Housing)		1,339,077	665,036	674,041	
B. Administration and Planning					
COA - HOME ADMINISTRATION	Consortium	120,673	112,575	8,098	100

COA - MEMBER ADMINISTRATION	Consortium	14,129	0	14,129	101
Subtotal (Administration & Planning)		134,802	112,575	22,227	
TOTAL		1,473,879	777,611	696,268	

Asheville Area Habitat for Humanity - Johnston Blvd. Development

HUD #: 1116

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Asheville Area Habitat for Humanity
Activity Location: City of Asheville
Original Funding Year: 2013
Activity Description: Build infrastructure for 25-home, new construction, single family development
Accomplishments: Infrastructure begun September 2013, completed June 2014, ahead of schedule. Included grading, extending sewer and water lines, creating a new street, building a sidewalk. Began building houses July 2014 and completed 8 houses with Certificates of Occupancy by June 30, 2015, with 6 families having closed and moved in by that date.

Budget Information:

HOME Funds Budgeted This Period:	\$8,999
HOME Funds Expended This Period:	\$0
HOME Balance at June 30, 2013:	\$8,999
State/Local Funds Expended This Period:	\$132,494
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:	\$132,494

Community Housing Coalition of Madison County - Rural Home Rehabilitation

HUD #: 1103

Status: Complete

HOME Activity Type: Single-family Rehabilitation
Agency: Community Housing Coalition of Madison County
Activity Location: Madison County
Original Funding Year: 2012
Activity Description: To rehab up to two units owned and occupied by households earning less than 50% AMI.
Accomplishments: Rehabilitated one (1) owner-occupied, single family dwelling including modifications for handicap accessible bathroom, new roof and home weatherization.

Budget Information:

HOME Funds Budgeted This Period:	\$2,740
HOME Funds Expended This Period:	\$2,740
HOME Balance at 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
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:	\$2,740

Community Housing Coalition of Madison County - Rural Home Rehab

HUD #: 1165

Status: Underway

HOME Activity Type: Single-family Rehabilitation
Agency: Community Housing Coalition of Madison County
Activity Location: Madison County
Original Funding Year: 2013
Activity Description: To rehabilitate up one unit owned and occupied by a household earning less than 50% AMI.
Accomplishments: In process of rehabilitating two owner-occupied, single family homes

Budget Information:

HOME Funds Budgeted This Period:	\$26,500
HOME Funds Expended This Period:	\$2,961
HOME Balance at June 30, 2013:	\$23,539
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:	\$2,961

Henderson County Habitat for Humanity - Dodd Meadows Single Family Home

HUD #: 1036

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Henderson County Habitat for Humanity
Activity Location: Henderson County
Original Funding Year: 2011
Activity Description: Construction of affordable single family homes primarily for families in the very low income category
Accomplishments: 8 homes completed in 2014-2015 year

Budget Information:

HOME Funds Budgeted This Period:	\$95,213
HOME Funds Expended This Period:	\$63,973
HOME Balance at June 30, 2013:	\$31,240
State/Local Funds Expended This Period:	\$306,000
Other Federal Funds Expended This Period:	\$160,000
Non-Federal Funds Expended This Period:	\$50,000
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:	\$579,973

Homeward Bound - TBRA-Asheville

HUD #: 1118

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound
Activity Location: City of Asheville
Original Funding Year: 2013
Activity Description: Provide direct financial assistance to eligible households via utility deposits, security deposits, utility payments, and rent payments. Provide housing and case management support services using CDBG and other agency resources, not HOME funds.
Accomplishments: 10 households were supported with tenant based rental assistance in permanent supportive housing with HOME TBRA Asheville funds from July 2014 through October 2014. 8 were very low income; 2 were low income.

Budget Information:

HOME Funds Budgeted This Period:	\$28,373
HOME Funds Expended This Period:	\$28,373
HOME Balance at June 30, 2013:	\$0
State/Local Funds Expended This Period:	\$6,500
Other Federal Funds Expended This Period:	\$119,683
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:	\$154,556

Homeward Bound - TBRA-HPRP Buncombe

HUD #: 1119

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound
Activity Location: Buncombe County
Original Funding Year: 2013
Activity Description: Provide direct financial assistance to eligible households in the form of utility deposits, security deposits, utility payments, and rent payments. Provide housing and case management support services utility other agency resources, not HOME funds.
Accomplishments: 28 households moved from the streets and/or shelters into permanent housing from July 2014 through February 2015. 21 were very low income; 7 were low income.

Budget Information:

HOME Funds Budgeted This Period:	\$34,703
HOME Funds Expended This Period:	\$34,703
HOME Balance at June 30, 2013:	\$0
State/Local Funds Expended This Period:	\$34,375
Other Federal Funds Expended This Period:	\$33,025
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:	\$102,103

Homeward Bound - TBRA - Rapid Re-housing - Hendersonville

HUD #: 1120

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound
Activity Location: Henderson County
Original Funding Year: 2013
Activity Description: Provide direct financial assistance to eligible households via utility deposits, housing deposits, and rent payments. Provide housing and case management support services using other agency resources, not HOME funds.
Accomplishments: 9 households stabilized by moving from the streets and shelters into permanent housing. 7 were very low income, 2 were low income.

Budget Information:

HOME Funds Budgeted This Period:	\$2,696
HOME Funds Expended This Period:	\$2,696
HOME Balance at June 30, 2013:	\$0
State/Local Funds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$17,646
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:	\$20,342

Homeward Bound - TBRA

HUD #: 1150

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound
Activity Location: City of Asheville
Original Funding Year: 2014
Activity Description: Provide direct financial assistance to eligible households in the form of utility deposits, security deposits, utility payments, and rent payments. Provide housing and case management support services using other agency resources, not HOME funds.
Accomplishments: 12 households received tenant based rental assistance.

Budget Information:

HOME Funds Budgeted This Period:	\$55,000
HOME Funds Expended This Period:	\$29,715
HOME Balance at June 30, 2013:	\$25,285
State/Local Funds Expended This Period:	\$43,500
Other Federal Funds Expended This Period:	\$191,161
Non-Federal Funds Expended This Period:	\$66,667
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:	\$331,043

Homeward Bound - TBRA - Buncombe HPRP

HUD #: 1151

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound
Activity Location: Buncombe County
Original Funding Year: 2014
Activity Description: Provide direct financial assistance to eligible households in the form of utility deposits, security deposits, utility payments, and rent payments. Provide housing and case management support services using other agency resources, not HOME funds.
Accomplishments: 5 households moved from the streets or shelters into permanent housing.

Budget Information:

HOME Funds Budgeted This Period:	\$121,214
HOME Funds Expended This Period:	\$1,473
HOME Balance at June 30, 2013:	\$119,741
State/Local Funds Expended This Period:	\$20,625
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$41,358
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:	\$63,456

Homeward Bound - TBRA - Henderson HPRP

HUD #: 1152

Status: Underway

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound
Activity Location: Henderson County
Original Funding Year: 2014
Activity Description: Provide direct financial assistance to eligible households via utility deposits, security deposits, utility payments, and rent payments. Provide housing and case management support services using other funds.
Accomplishments: 8 households stabilized by moving from the streets and shelters into permanent housing and receiving housing stabilization services from October 2014 through June 2015. 4 of those households were very low income; 4 were low income.

Budget Information:

HOME Funds Budgeted This Period:	\$40,000
HOME Funds Expended This Period:	\$16,000
HOME Balance at June 30, 2013:	\$24,000
State/Local Funds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$7,178
Non-Federal Funds Expended This Period:	\$44,114
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:	\$67,292

Homeward Bound of Western North Carolina - HPRP Buncombe County

HUD #: 1086

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound of Western North Carolina
Activity Location: Buncombe County
Original Funding Year: 2012
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: 20 households received tenant based rental assistance.

Budget Information:

HOME Funds Budgeted This Period:	\$9,397
HOME Funds Expended This Period:	\$9,397
HOME Balance at 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
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:	\$9,397

Homeward Bound of Western North Carolina - Tenant Based Rental Assistance - Asheville

HUD #: 1091

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Homeward Bound of Western North Carolina
Activity Location: City of Asheville
Original Funding Year: 2012
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 pu
Accomplishments: 7 households received tenant based rental assistance.

Budget Information:

HOME Funds Budgeted This Period:	\$5,993
HOME Funds Expended This Period:	\$5,993
HOME Balance at 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
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:	\$5,993

Housing Assistance Corporation - Hillcrest (formerly Ridgecrest)

HUD #: 1132

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Housing Assistance Corporation
Activity Location: Henderson County
Original Funding Year: 2013
Activity Description: Housing Assistance Corporation will develop the Hillcrest subdivision consisting of 32 lots over multiple phases for candidates of the Self Help program. HOME funds from this grant will be used to support the development of 9 homes for income eligible fam
Accomplishments: 8 units have been completed to date and the final 5 homes are currently under construction. Of these, all 5 will be assisted with HOME funds from this grant.

Budget Information:

HOME Funds Budgeted This Period:	\$106,000
HOME Funds Expended This Period:	\$85,517
HOME Balance at June 30, 2013:	\$20,483
State/Local Funds Expended This Period:	\$33,000
Other Federal Funds Expended This Period:	\$1,835,666
Non-Federal Funds Expended This Period:	\$3,688
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:	\$1,957,871

Housing Authority of the City of Asheville - Ridgecrest Single Family Housing Development

HUD #: 1037

Status: Complete

HOME Activity Type: Single-family New Construction
Agency: Housing Authority of the City of Asheville
Activity Location: City of Asheville
Original Funding Year: 2011
Activity Description: Housing Assistance Corporation will develop 32 single family homes over multiple phases for candidates of the Self-Help program. The HOME funding provided by this grant will support the construction of 6 units to be sold to families earning less than 80%
Accomplishments: All accomplishments reported in IDIS#1037 Ridgecrest.

Budget Information:

HOME Funds Budgeted This Period:	\$1,000
HOME Funds Expended This Period:	\$1,000
HOME Balance at 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
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

Mountain Housing Opportunities - Self Help Homeownership - Compass Park

HUD #: 837

Status: Complete

HOME Activity Type: Single-family New Construction
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Original Funding Year: 2008
Activity Description: MHO to construct eleven (11) new self-help homes
Accomplishments: 5 homes were completed during the fiscal year for a total of 11 homes completed.

Budget Information:

HOME Funds Budgeted This Period:	\$1,000
HOME Funds Expended This Period:	\$1,000
HOME Balance at June 30, 2013:	\$0
State/Local Funds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$275,517
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:	\$276,517

Mountain Housing Opportunities - Single Family Scattered Site Homeownership

HUD #: 1034

Status: Complete

HOME Activity Type: Single-family New Construction
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Original Funding Year: 2011
Activity Description: MHO to construct three (3) new homes for low income residents.
Accomplishments: 3 affordable homes were completed for low income residents.

Budget Information:

HOME Funds Budgeted This Period:	\$29,574
HOME Funds Expended This Period:	\$28,574
HOME Balance at June 30, 2013:	\$1,000
State/Local Funds Expended This Period:	\$46,100
Other Federal Funds Expended This Period:	\$214,303
Non-Federal Funds Expended This Period:	\$1,000
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:	\$289,977

Mountain Housing Opportunities - Affordable Rental Housing Predevelopment

HUD #: 1050

Status: Complete

HOME Activity Type: Multi-family Rental Construction
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Original Funding Year: 2011
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 engine
Accomplishments: Construction of Residences at Glen Rock Hotel 100% complete

Budget Information:

HOME Funds Budgeted This Period:	\$1,000
HOME Funds Expended This Period:	\$1,000
HOME Balance at 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
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

Mountain Housing Opportunities - Residents at the Glen Rock Hotel - Buncombe County

HUD #: 1096

Status: Complete

HOME Activity Type: Multi-family Rental Rehabilitation
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Original Funding Year: 2012
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 and leasup of Residences at Glen Rock Hotel 100% complete.

Budget Information:

HOME Funds Budgeted This Period:	\$8,000
HOME Funds Expended This Period:	\$8,000
HOME Balance at 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
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:	\$8,000

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
Original Funding Year: 2011
Activity Description: Construction of sixty-two (62) affordable rental apartments for LMI.
Accomplishments: Construction of project has begun and is underway.

Budget Information:

HOME Funds Budgeted This Period:	\$23,130
HOME Funds Expended This Period:	\$0
HOME Balance at June 30, 2013:	\$23,130
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

Mountain Housing Opportunities - Mars Hill Commons

HUD #: 1102

Status: Underway

HOME Activity Type: Multi-family Rental Construction
Agency: Mountain Housing Opportunities
Activity Location: Madison County
Original Funding Year: 2013
Activity Description: Construction of 48 affordable apartments in Mars Hill, NC
Accomplishments: Completion of 48 affordable apartments is underway. HOME Grant also included a 2012 Predevelopment Loan.

Budget Information:

HOME Funds Budgeted This Period:	\$246,185
HOME Funds Expended This Period:	\$230,875
HOME Balance at June 30, 2013:	\$15,310
State/Local Funds Expended This Period:	\$811,349
Other Federal Funds Expended This Period:	\$489,000
Non-Federal Funds Expended This Period:	\$3,486,962
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:	\$5,018,186

Mountain Housing Opportunities - The Villas at Fallen Spruce

HUD #: 1162

Status: Underway

HOME Activity Type: Multi-family Rental Construction
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Original Funding Year: 2013
Activity Description: Mountain Housing Opportunities, Inc, acting as a CHDO, and Schaumber Development, LLC will construct 55 multifamily rental units for low income, senior households.
Accomplishments: Construction 50% complete. Expected completion is October 2015

Budget Information:

HOME Funds Budgeted This Period:	\$281,236
HOME Funds Expended This Period:	\$0
HOME Balance at June 30, 2013:	\$281,236
State/Local Funds Expended This Period:	\$700,445
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$1,736,692
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:	\$2,437,137

**Mountain Housing Opportunities - Down Payment Assistance-
 Buncombe County
 HUD #: 1133, 1134
 Status: Complete**

HOME Activity Type: Downpayment Assistance
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Original Funding Year: 2012
Activity Description: Downpayment assistance loans were provided to income-qualifying households for first time homebuyers.
Accomplishments: Provided downpayment assistance to 2 households with income less than 80 percent of median income

Budget Information:

HOME Funds Budgeted This Period:	\$38,383
HOME Funds Expended This Period:	\$38,383
HOME Balance at June 30, 2013:	\$0
State/Local Funds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$170,000
Non-Federal Funds Expended This Period:	\$145,598
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:	\$353,981

Mountain Housing Opportunities - Down Payment Assistance Buncombe

HUD #: 1157, 1161, 1163, 1164, 1167

Status: Underway

HOME Activity Type:	Downpayment Assistance
Agency:	Mountain Housing Opportunities
Activity Location:	Buncombe County
Original Funding Year:	2013
Activity Description:	Downpayment assistance loans were provided to income-qualifying households for first time homebuyers.
Accomplishments:	Provided downpayment assistance to 7 households with income less than 80 percent of median income

Budget Information:

HOME Funds Budgeted This Period:	\$112,740
HOME Funds Expended This Period:	\$71,428
HOME Balance at June 30, 2013:	\$41,312
State/Local Funds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$236,399
Non-Federal Funds Expended This Period:	\$545,860
HOME Program Income Expended This Period:	\$27,390
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:	\$881,077

Western Carolina Community Action - Transylvania TBRA

HUD #: 1153

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: Western Carolina Community Action
Activity Location: Transylvania County
Original Funding Year: 2014
Activity Description: WCC's Tenant-Based Rental Assistance program was designed to provide up to 6 months of Tenant Based Rental Assistance to homeless families to assist them in securing stable, permanent housing. ***Several months into the project, it became apparent that t
Accomplishments: 1 homeless household was stabilized by moving from homelessness into permanent supportive housing. Remaining funds will be reallocated.

Budget Information:

HOME Funds Budgeted This Period:	\$60,000
HOME Funds Expended This Period:	\$1,234
HOME Balance at June 30, 2013:	\$58,766
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:	\$1,234

City of Asheville - HOME Administration

HUD #: 1121/1154

Status: Underway

HOME Activity Type: Program Admin & Planning Capacity
Agency: City of Asheville
Activity Location: Consortium-wide
Original Funding Year: 2013
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:	\$120,673
HOME Funds Expended This Period:	\$112,575
HOME Balance at June 30, 2013:	\$8,098
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:	\$112,575

City Of Asheville - Member Administration

HUD #: 5

Status: N/A

HOME Activity Type: Program Admin & Planning Capacity
Agency: City Of Asheville
Activity Location: Consortium-wide
Original Funding Year: 2014
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:	\$14,129
HOME Funds Expended This Period:	\$0
HOME Balance at June 30, 2013:	\$14,129
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:	\$0

Section X - List of Housing Activities and Maps

Map 1 - Housing Activities Within City of Asheville					
	Address	Zipcode	PIN Number	# Units	Fund
Asheville Area Habitat for Humanity - Home Repair					
1	36 Blalock Ave	28803	9658208365	1	CDBG
2	168 S. Grove St	28801	9648275901	1	CDBG
3	105 Liberty St	28803	9657479686	1	CDBG
4	353 London Rd	28803	9647954673	1	CDBG
5	70 Madison Ave	28801	9649543195	1	CDBG
6	3 Rhododendron Dr	28805	9668261491	1	CDBG
Asheville Area Habitat for Humanity - Johnston Boulevard					
7	135 Soulshine Court	28806	9628584318	1	HOME
7	136 Soulshine Court	28806	9628583451	1	HOME
7	134 Soulshine Court	28806	9628583316	1	HOME
7	130 Soulshine Court	28806	9628582276	1	HOME
7	128 Soulshine Court	28806	9628582261	1	HOME
7	126 Soulshine Court	28806	9628582156	1	HOME
Homeward Bound - Tenant Based Rental Assistance					
8	Operated from 218 Patton Aven	28801	9648196722	29	HOME
Mountain Housing Opportunities - Down Payment Assistance in Asheville					
9	180 Fairfax Ave	28806	9638212951	1	CDBG
Mountain Housing Opportunities - Residences at Glen Rock					
10	408 Depot Street	28801	9648055042	22	HOME

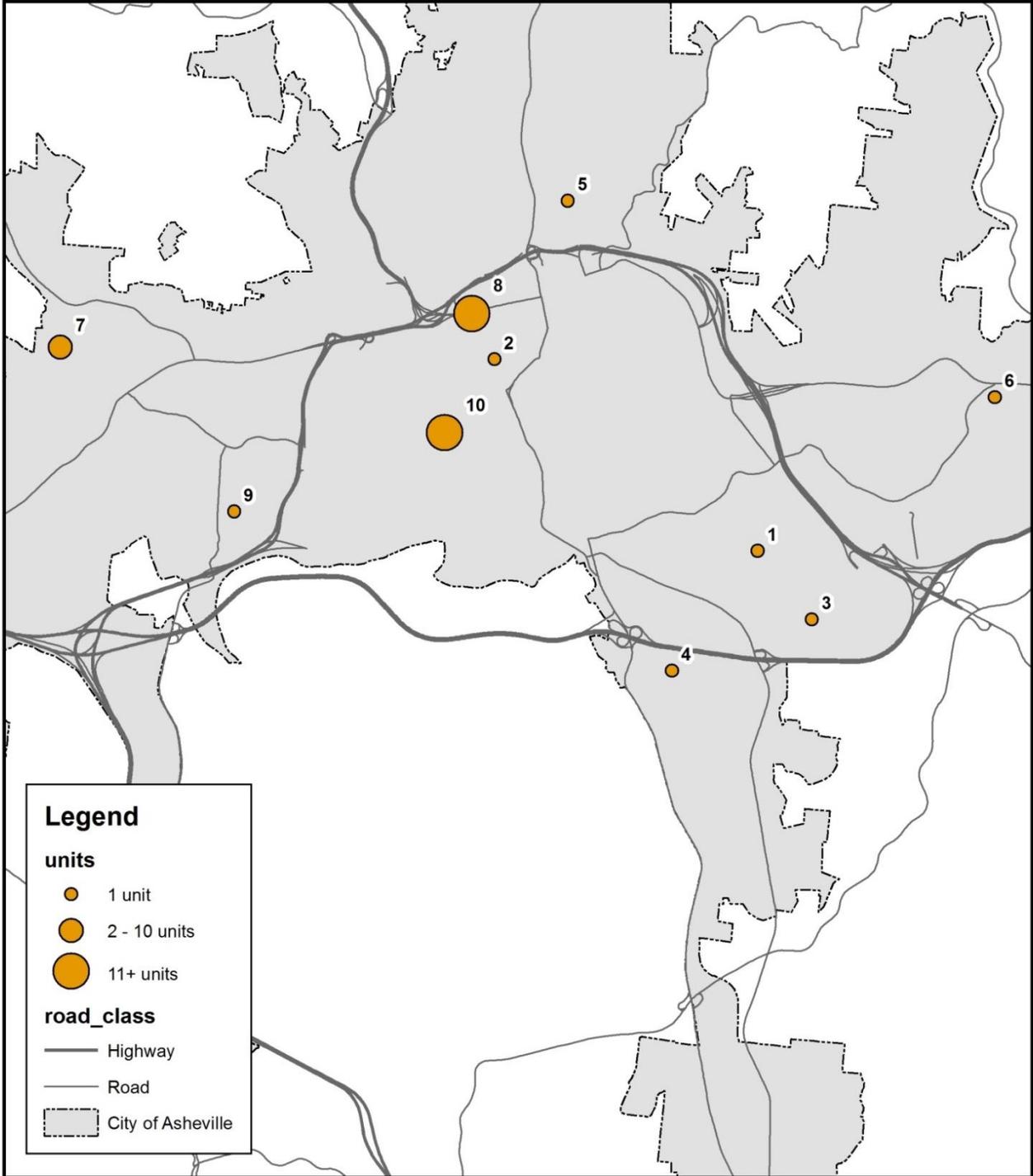
Completed Housing Activities within the City of Asheville

2014-2015

(Excluding Emergency Repairs)



Prepared by the City of Asheville
Community Development Division
September 2015



Map 2 - Housing Activities Outside of the City of Asheville					
	Address	Zip code	PIN	Units	Fund
Henderson County Habitat for Humanity - Dodd Meadows Single Family Housing Phase I					
1	27 Hofer Court, East Flat Rock	28726	9587275325	1	HOME
1	73 Hofer Court, East Flat Rock	28726	9587274475	1	HOME
1	125 Hofer Court, East Flat Rock	28726	9587272651	1	HOME
1	61 Volunteer Way, East Flat	28726	9587274309	1	HOME
1	71 Volunteer Way, East Flat	28726	9587274325	1	HOME
1	83 Volunteer Way, East Flat	28726	9587274360	1	HOME
1	112 Volunteer Way, East Flat	28726	9587274100	1	HOME
1	84 Volunteer Way, East Flat	28726	9587273244	1	HOME
Homeward Bound - Tenant Based Rental Assistance					
2	Operated from 218 Patton Aven	28801	9648196722	53	HOME
Housing Assistance Corporation - Hillcrest/ Ridgecrest					
3	3901 Chimney Rock Rd	28704	601344059	1	HOME
3	3909 Chimney Rock Rd	28704	601345282	1	HOME
3	39 Trout Lily Ct	28792	601345282	1	HOME
3	47 Trout Lily Ct	28792	601248826	1	HOME
3	69 Trout Lily Ct	28792	601248826	1	HOME
3	222 Wild Rose Dr	28792	601344925	1	HOME
3	268 Wild Rose Dr	28792	601352112	1	HOME
3	294 Wild Rose Dr	28792	601351203	1	HOME
Mountain Housing Opportunities - Down Payment Assistance					
4	3 Kimberly Lane	28778	9689106598	1	HOME
5	15 Whistle Ridge	28715	8686884852	1	HOME
6	26 Rotunda Circle	28806	9619978072	1	HOME
7	1047 John Delk Road	28792	610155898	1	HOME
8	2 Eastcrest Drive	28730	9686061047	1	HOME
9	36 Parkwood Avenue	28804	97305511592	1	HOME
10	38 Pisgah View Road	28806	9628166905	1	HOME
11	45 Mundy Cove Rd	28787	9752938910	1	HOME
12	68 Hill Street	28743	8860605964	1	HOME
Mountain Housing Opportunities - Compass Park					
13	41 Compass Park Drive	28787	9752058655	1	HOME
13	49 Compass Park Drive	28787	9752057450	1	HOME
13	51 Compass Park Drive	28787	9752057304	1	HOME
13	50 Compass Park Drive	28787	9752059386	1	HOME
13	46 Compass Park Drive	28787	9752150419	1	HOME
Mountain Housing Opportunities - Scattered Site Homeownership					
14	28 Compass Park Drive	28787	9752151978	1	HOME
14	32 Compass Park Drive	28787	9752151866	1	HOME
14	34 Compass Park Drive	28787	9752151736	1	HOME
Western Carolina Community Action - Tenant Based Rental Assistance					
15	Operated from 220 King Creek Blvd.	28792	9578406579	1	HOME
Community Housing Coalition of Madison County - Rural Home Rehab					
16	27 Wilson Cove Rd, Mars Hill	28753	9757718391	1	HOME

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

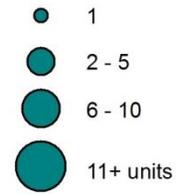
2014-2015



Prepared by the City of Asheville
Community Development Division
September 2015

Legend

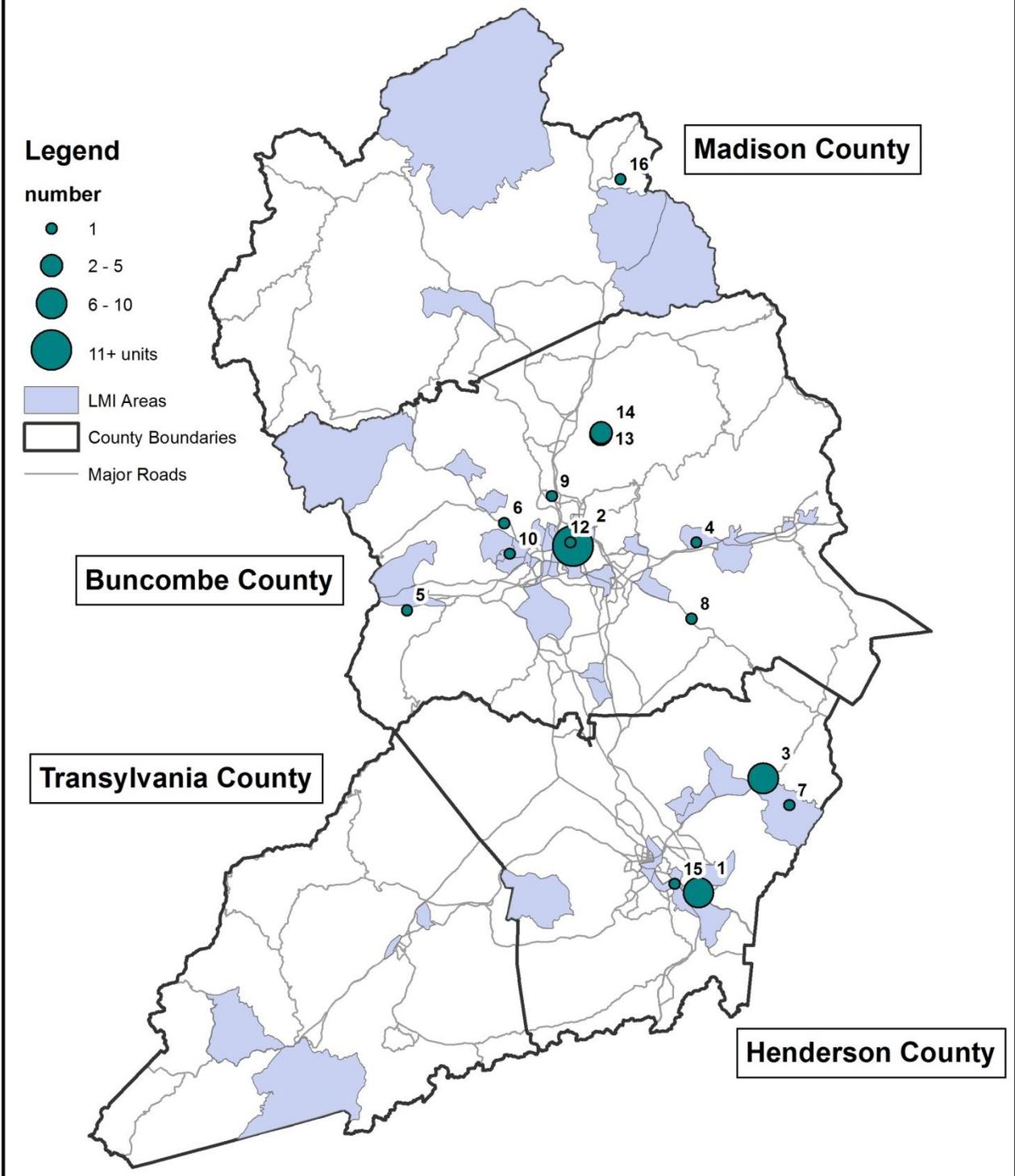
number



LMI Areas

County Boundaries

Major Roads



Map 3 - Emergency Repair					
	Address	Zip code	PIN	# Units	Fund
Mountain Housing Opportunities - Emergency Home Repair Tier I					
1	305 Abby circle	28805	9658-73-5582-00000	1	CDBG
2	442 Brooklyn Rd	28803	9657-02-3555-00000	1	CDBG
3	69 Bruce mont Circle	28806	9638-36-0344-00000	1	CDBG
4	151 Colony Dr	28704	9654-34-9823-00000	1	CDBG
5	162 Courtland Pl	28801	9639-91-5871-00000	1	CDBG
6	12 Debra Lane	28806	9628-78-5931-00000	1	CDBG
7	50 Dorchester Ave	28806	9638-35-0484-00000	1	CDBG
8	65 Elizabeth St	28801	9649-22-4858-00000	1	CDBG
9	60 Fulton St	28801	9649-34-1267-00000	1	CDBG
10	36 Jeffress Ave	28803	9647-92-9588-00000	1	CDBG
11	81 Mapleridge Lane	28806	9638-10-5963-00000	1	CDBG
12	35 Meadowbrook Ave	28806	9628-83-9905-00000	1	CDBG
13	415 School Rd East	28803	9657-51-8976-00000	1	CDBG
14	59 Shannon Dr	28803	9657-28-7068-00000	1	CDBG
15	1256 Sweeten Creek Rd #5	28802	9656-39-2539-00000	1	CDBG
16	154 Tacoma Circle	28802	9639-73-9726-00000	1	CDBG
17	6 Axalea Rd Unit B	28704	9654-28-6007-C000B	1	CDBG
18	12 Debra Lane	28806	9628-78-5931-00000	1	CDBG
Mountain Housing Opportunities - Emergency Home Repair Tier II					
19	63 Bingham Rd Lot # 23	28709	9639-52-8980-00000	1	CDBG
20	24 Marlow Dr	28801	9649-25-2029-00000	1	CDBG
21	10 Princeton Dr	28806	9628-75-6261-00000	1	CDBG
22	968 West Chapel Rd	28803	9657-04-5098-00000	1	CDBG
23	15 Boone St	28806	9639-61-1834-00000	1	CDBG
24	424 Brooklyn Rd	28803	9657-02-3455-00000	1	CDBG
25	8 Vernell Ave	28801	9648-16-6712-00000	1	CDBG
26	968 West Chapel Rd	28803	9657-04-5098-00000	1	CDBG

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	Rehab	New Con.	Other/DPA-TBRA	Rehab	New Con.	Other/DPA-TBRA	Rehab	Other/DPA-TBRA	
RENTERS:												
Elderly Renters:												
Percent of 0-30%	0	0	6	0	0	0	0	0	0	0	0	0
Area Median Income 31-50%	0	2	0	0	0	0	0	0	0	0	0	2
51-80%	0	1	0	0	0	0	0	0	0	0	0	1
Total Elderly:	0	3	6	0	0	0	0	0	0	0	0	9
Non-Elderly												
Percent of 0-30%	0	7	13	0	0	27	5	0	4	0	1	57
Area Median Income 31-50%	0	4	1	0	0	5	4	0	4	0	0	18
51-80%	0	8	0	0	0	0	0	0	0	0	0	8
Total Non-Elderly	0	19	14	0	0	32	9	0	8	0	1	83
TOTAL RENTERS:	0	22	20	0	0	32	9	0	8	0	1	92
OWNERS:												
Elderly Owners:												
Percent of 0-30%	4	0	8	0	0	21	0	1	0	0	0	34
Area Median Income 31-50%	17	0	2	0	0	7	0	5	0	0	0	31
51-80%	0	0	0	0	0	0	0	3	0	0	0	3
Total Elderly:	21	0	10	0	0	28	0	9	0	0	0	68
Non-Elderly												
Percent of 0-30%	3	0	0	0	0	0	0	0	0	1	0	4
Area Median Income 31-50%	6	1	0	0	3	1	0	4	0	0	0	15
51-80%	1	5	1	0	5	8	0	3	0	0	0	23
Total Non-Elderly	10	6	1	0	8	9	0	7	0	1	0	42
TOTAL OWNERS:	31	6	11	0	8	37	0	16	0	1	0	110
RENTERS AND OWNERS TOTAL:	31	28	31	0	8	69	9	16	8	1	1	202

**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-14-MC-370001	3. Reporting Period From 07/14 - 06/15
Part I: Summary of CDBG Resources		
1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)	787,449	
2. Entitlement Grant from form HUD-7082	955,989	
3. Surplus Urban Renewal Funds	0	
4. Section 108 Guaranteed Loan Funds	500,000	
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	134,029	10,978
Total from each source		
c. Total Program Income (Sum of columns a and b)	145,016	
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)	1,888,454	
Part II: Summary of CDBG Expenditures		
8. Total expenditures reported on Activity Summary (incl. Subrecipient RLF expenditure; excl. S. 108 principal & interest payments)	1,275,731	
9. Total expended for Planning, Administration, and Fair Housing activities	201,189	
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)	1,074,541	
11. CDBG funds used for Section 108 principal & interest payments	0	
12. Total expenditures (line 8 plus line 11)	1,275,731	
13. Unexpended balance (line 7 minus line 12)	601,736	
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	1,074,541	
16. Total (line 14 plus line 15)	1,074,541	
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)	100%	

Financial Summary

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	157,315
22.	Total PS unliquidated obligations	21,912
23.	Sum of line 21 and line 22	179,226
24.	Total PS unliquidated obligations reported at the end of the previous reporting period	8,679
25.	Net obligations for public services (line 23 minus line 24)	170,547
26.	Amount of Program Income received in the preceding program year	214,684
27.	Entitlement Grant Amount (from line 2)	955,989
28.	Sum of line 26 and line 27	1,170,673
29.	Percent funds obligated for Public Service Activities (line 25 divided by line 28)	14.57
Part VI: Planning and Program Administration Cap Calculation		
30.	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c)	1,090,018
31.	Amount expended for Planning & Administration (from line 9 above)	201,189
32.	Percent funds expended (line 31 divided by line 30)	18.64%
Form HUD-4949.3 (06/24/93) ref Handbook 6510.2		

Community Development Block Grant Program

A. CDBG Program Income

City of Asheville:

Housing Loan Repayments (Principal & Interest)	70,232.54
Rents	49,289.40
Land Sales	2,994.00

Miscellaneous 11,513.07

Sub-Total for City **134,029.01**

Subrecipient Program Income:

Mountain Housing Opportunities – Home Interest 10,987.01

Sub-Total for Subrecipients **10,987.01**

Total CDBG Program Income **145,016.02**

B. Prior Period Adjustments

Program Income not reported for CAPER FY 13-14

Correct amount **\$0.00**

Adjustment

C. Loans and Other Receivables

Principal balance of amortized City-wide Rehab Loans 1,864,440.38

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)	601,736
LOC balance at June 30, 2014	634,662
ADD: Cash on Hand:	
Grantee Program Income Account	10,987
Subrecipient RLF Cash Balances	0
Funds to be reallocated	0
SUBTRACT:	
Grantee CDBG Program Liabilities (due to the City from program funds)	
Subrecipient CDBG Program Liabilities	0
TOTAL RECONCILING BALANCE:	21,939
DIFFERENCE	21,939

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)	1,888,454
Less: Subrecipient program income	<u>10,978</u>
	1,877,476
SUBTOTAL	
Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	<u>1,767,027</u>
Under-budgeted / (over-budgeted) for the reporting period	110,449

Financial Summary

HOME Program

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

Housing Loan Principal & Interest Repayments	61,381
Mountain Housing Opportunities	26,661
Miscellaneous	28,374

Total HOME Program Income **116,417**

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

UNEXPENDED BALANCE (Table 1)	1,787,665
Prior Period Adjustments :	0
UNEXPENDED BALANCE (Table 1)	1,787,665
LOC balance at June 30, 2014	1,613,751
ADD: Cash on Hand:	
Grantee Program Income Account	25,749
SUBTRACT:	
Grantee CDBG Program Liabilities	0
Subrecipient HOME Program Liabilities	0
TOTAL RECONCILING BALANCE:	1,639,500
Difference	148,165

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)	2,565,276
Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	2,372,439
Under-budgeted / (over-budgeted) for the reporting period	<u>192,837</u>

For more information contact:

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

(828) 259-5721
www.ashevillenc.gov