

**CITY OF ASHEVILLE**  
and  
**ASHEVILLE REGIONAL HOUSING CONSORTIUM**

**CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT  
FOR THE CDBG AND HOME PROGRAMS**

**Year Ending June 30, 2014**

**Submitted to the Citizens of Buncombe,  
Henderson, Transylvania and Madison Counties  
and the U.S. Department of Housing and Urban Development  
Due: September 28, 2014**

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Front cover photos from top left to bottom right - Photo 1: Green Opportunities construction work; Photo 2: City of Asheville transit improvements; Photo 3: Pisgah Legal Services foreclosure prevention program; Photo 4: Mountain Housing Opportunities home accessibility ramp installation.

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## ABBREVIATIONS USED IN THIS DOCUMENT

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

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, 2013 - June 30, 2014**

## **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 2013-2014. It focuses on how the City and the Consortium used federal Community Development Block Grant (CDBG) and HOME Partnership Act (HOME) funds, but it also mentions other closely related activities.

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

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

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

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

## Section II: Overview of Achievements

The City of Asheville and Asheville Regional Housing Consortium supported 58 separate projects with CDBG (29) and HOME (29) 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:

- 342 units of affordable housing were assisted, comprising:
  - 21 homes built or rehabbed and sold to first-time homebuyers;
  - 7 other homebuyers provided with direct homeownership assistance;
  - 22 new rental units created through rehab of an existing structure (of which 11 were HOME units)
  - 23 homes received emergency repair;
  - 21 homes had other needed repairs made;
  - 1 home significantly rehabilitated for existing residents;
  - 14 homes weatherized;
  - 233 households received tenant-based rental assistance.
  
- 14,466 individuals benefited from human service and other programs:
  - 1,229 people received financial, relocation, housing and other support services
  - 6,189 persons experiencing or threatened with homelessness received legal services, shelter, increased income from benefits, mental health treatment, meals or other services;
  - 63 persons received employment training services; and 43 persons obtained and retained employment as a result of employment support services
  - 6,666 persons benefitted from improvements to transit, traffic calming and community facilities.
  
- 136 persons received business training, resulting in the start-up of 19 businesses and the expansion of 12 businesses.
- 1 loan was made to micro-businesses, assisting in the creation of 1 new business.
- Through these economic development activities, 66 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, 76% of CDBG and HOME funds directly benefitted households at or below 80% AMI.

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

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

<b>Income:</b>	<b>CDBG</b>	<b>HOME</b>	<b>Other Funds</b>
Unexpended Balance at July 1, 2013	\$616,317.07	\$1,788,694.53	n/a
2013 Entitlement Grant	\$993,543.00	\$938,716.00	
Program Income and Other Repayments	\$214,683.66	\$118,359.99	
Adjustments			
<b>Total funds Available</b>	<b>\$1,824,543.73</b>	<b>\$2,845,770.52</b>	<b>\$0.00</b>
Expenditures:			
Housing	\$511,506.60	\$1,296,507.80	\$13,931,776.06
Economic Development	\$148,740.53	\$0.00	\$39,778.32
Public Services & Fair Housing	\$152,877.43	\$0.00	\$1,216,101.85
N'hood Improvements & Infrastructure	13,075.06	\$0.00	\$0.00
Debt Services	-	\$0.00	\$0.00
Planning & Administration	\$210,895.14	\$109,591.68	\$72,267.72
<b>Total Expended:</b>	<b>\$1,037,094.76</b>	<b>\$1,406,099.48</b>	<b>\$15,259,923.95</b>
Unexpended Balance at June 30, 2014	\$787,448.97	\$1,439,671.04	n/a

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

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

The last column of Table 1 shows how much was spent from other sources on CDBG- and HOME-assisted activities. It shows that for every CDBG or HOME dollar spent on these activities, at least \$6.25 was leveraged from other sources in FY 2013-2014.

## Section IV: How Activities Addressed Strategic Plan Objectives

### *Affordable Housing*

The City of Asheville and its partners used CDBG and HOME funds to produce a total of 342 affordable housing units during the reporting year. “Production” includes units of rehabilitation, down-payment assistance, rent assistance, public housing units assisted, as well as new construction. Table 2 below compares this production and other outcome measures with the targets set out in our Consolidated Strategic Plan for 2010-2015. Table 15 in Section XI provides a breakdown of beneficiaries by location and tenure type.

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

Production Type/Performance measures			Achievements				
	Annual Targets	5 year Targets	FY 2011	FY 2012	FY 2013	FY 2014	5 Year Percentage
New construction (or rehab) for homeownership	15	75	16	39	27	21	137%
Rehabilitation or repair of owner-occupied units	40	200	50	72	91	59	136%
24 New construction for rental*	100	500	128	72	115	22	67%
Rehabilitation/Repair of rental units	25	125	0	6	0	0	5%
Homeownership Assistance (Down payment assistance)	10	50	24	8	10	7	98%
Rent or Relocation Assistance	50	250	179	221	159	233	317%
<b>Total units</b>	<b>240</b>	<b>1200</b>	<b>397</b>	<b>419</b>	<b>402</b>	<b>342</b>	<b>130%</b>

In addition to the units listed above, at least another 202 units were provided that did not use or were not directly leveraged with CDBG or HOME funds. They are as follows:

- 22 new affordable rental units were funded under the HUD 202 program and completed by the Housing Assistance Corporation in Hendersonville.
- 8 new affordable rental units were assisted with Housing Trust Funds.
- 13 new affordable single-family homes were assisted under the City’s fee rebate program.
- 155 emergency repairs were completed by MHO in Asheville & Buncombe County that were not Asheville CDBG-assisted.
- 4 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 342 housing beneficiaries listed in Table 15, 78 (23%) were elderly and 226 (66%) 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, 337 were disabled but not elderly. 154 persons experiencing homelessness were directly assisted with housing. 4,679 persons experiencing homeless or in immediate danger of homelessness were assisted through other services.

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

### ***Public Housing***

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

**Table 3 - Update on Public Housing Units - June 2014**

*\*\*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	1531	40	839	\$1,922,031	\$6,617,485
Hendersonville	377	19	81	\$497,747	\$583,723
Brevard	Agency did not respond.				
Hot Springs	60	0	Unreported	\$67,206	\$151,148
Marshall	50	1	35	\$103,148	\$211,900
Mars Hill	47	0	unreported	\$50,955	\$135,652
Madison County	40	1	5	\$55,227	\$154,579

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

	# of Vouchers	Waiting List	% returned unused**	HUD Funding in 2013-14	Section 8 Homeownership***
Asheville & Buncombe	1410	138	27%	\$8,307,871	46
Henderson & Transylvania*	644	757	42%	\$2,615,928	18
Madison County	169	176	53%	\$752,353	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 continued construction activities to rehabilitate the Reid Center as a sustainable jobs education and training center. Green Opportunities, Head Start, Partners Unlimited and the City's East of the Riverway office have maintained temporary offices provided by the Housing Authority in vacant public housing units across Livingston Street from the Reid Center. As reported last year, The City has contributed \$50,000 from its TIGER II planning grant, and \$137,000 in HUD EDI funds granted to the City for the center. The Housing Authority has directly involved Green Opportunities as project manager in all of construction, with over 50 GO training participants placed in either apprenticeships or jobs on site.
2. The Housing Authority has partnered with the City in its DOT TIGER II funded East of the Riverway sustainable neighborhoods program. This included staff and resident participation in a series of Scenario Planning workshops, participation in the development of the Transportation Network Plan for the area, providing input into the Alternatives to Gentrification study, 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 issued a Request for Qualifications for co-developers for that endeavor, with selection processes expected to extend into the second quarter of 2014-2015.
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 a marked decrease in the number of people experiencing chronic homelessness at any one given time and conversely, an increase in available resources to support homeless prevention, rapid re-housing, and permanent, supportive housing.

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

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

- The Chronic Homeless Team, a sub-group of the Advisory Committee, has housed over 270 people experiencing chronic homelessness with an 88% retention rate. 90% of those housed have also increased their income and/or expanded access to community support in order to maintain their housing long-term.
- The Charles George Veterans Administration Medical Center received an additional 31 vouchers through the HUD-VASH program. This brings the total number of available vouchers up to 261 for our community. With the addition of the new vouchers, the HUD-VASH team now has 9 case managers to work with those veterans making the transition from homelessness to housing.
- \$484,000 in Buncombe County, City of Asheville and HOME 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.
- \$256,826 allocated in HOME funds were used for Homeless Prevention and Rapid Re-Housing programs to prevent or end homelessness for 240 households.
- \$100,000 in funding from Buncombe County supported disabled individuals experiencing homelessness access mainstream benefits through the SOAR program. 36 cases were approved for benefits.

#### **Data Collection**

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

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

<b>Program</b>	<b>Helps the Homeless</b>	<b>Prevents Homelessness</b>	<b>FY 2012 Funding</b>	<b>FY 2013 Funding</b>	<b>FY 2014 Funding</b>
COA - Homeless Initiative Coordinator	Yes	Yes	26,000	24,780	
<b>Outreach</b>					
HB - Homeless Programs AHOPE	Yes	Yes	87,192	60,000	50,265
<b>Prevention/Housing Stabilization Services</b>					
AAHH - Home Repair		Yes		28,837	49,902
AAHH - Housing Services		Yes			60,720
CHCM - Home Rehab		Yes	35000	26,500	40,000
MHO - Emergency Repair Tier 1		Yes	80,000	85,749	75,000
MHO - Emergency Repair Tier 2		Yes	80,000	80,743	75,000
OT - Financial/Housing Counseling and Education		Yes	12,578	10,000	10,053
ABCCM - Housing Services	Yes	Yes	20,920	20,920	15,180
EC - Housing Services	Yes	Yes	35,000	35,000	
Helpmate - Domestic Violence Services	Yes	Yes	9,789	10,000	16,567
OT - HomeBase Rental Counseling	Yes	Yes	40,000		
PLS - Homelessness Prevention	Yes	Yes	60,000	50,000	50,265
<b>Rental/Financial Assistance</b>					
ABCCM- Tenant Based Rental Assistance	Yes	Yes	20,000	20,000	10,674
EC - Tenant Based Rental Assistance (Asheville)	Yes	Yes	25,000	25,000	
EC - Tenant Based Rental Assistance (Buncombe)	Yes	Yes		58,826	
HB - Tenant Based Rental Assistance Buncombe	Yes	Yes	70,000	128,000	121,214
HB- Tenant Based Rental Assistance Asheville	Yes	Yes			55,000
HB - Henderson Rapid Re-Housing	Yes	Yes	0	25,000	40,000
HACA - Tenant Based Rental Assistance	Yes	Yes	40,000		
OT- Tenant Based Rental Assistance	Yes	Yes	25,000		
WCCA - Tenant Based Rental Assistance	Yes	Yes			60,000
<b>Permanent, Supportive Housing</b>					
HB - Supportive Housing Services	Yes	Yes	85,000	85000	85,000
Biotat, LLC - Oak Hill Commons	Yes	Yes			100,000
<b>Total</b>			<b>716,479</b>	<b>747,855</b>	<b>914,840</b>

## ***Fair Housing***

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

During the past year, the North Carolina Human Relations Commission opened and investigated four (4) fair housing complaints. No cases were opened in Madison or Transylvania County. Of the four open investigations, two were closed with a determination of no cause; one was withdrawn with successful resolution; and one was withdrawn without a resolution. No cases were open as of the end of the year. ABCRC has continued to serve as an information and referral resource. During the past year, ABCRC assisted 40 persons with issues of housing discrimination or perceived discrimination and made 23 referrals to the 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 has contracted with ABCRC and LOSRC in this work, which began in March and continues until February of 2015. The City has also joined with the NCHRC in its application for funds to continue this work in 2015-2016.

ABCRC conducted 11 fair housing workshops in the past year, reaching 173 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***

As mentioned above, the City is collaborating with the North Carolina Human Relations Council and our local partners in fair housing outreach. During the grant period, we will together conduct at least 10 focused fair housing workshops, and broadly distribute fair housing outreach information across the Consortium area. These workshops and information will be presented in multiple languages. We also continued to fund ABCRC with CDBG funds to support their fair housing outreach and awareness efforts.

### ***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.

The 2015-2016 Fair Housing application to be submitted by NCHRC again includes Asheville as a partner. For this new application, we have proposed a specific deliverable to outreach to lenders in Buncombe County. We would collaborate with NCHRC in presenting fair housing workshops focused specifically on addressing discrimination in lending practices.

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

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

## ***Economic Development***

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

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

**Table 6 - Economic Development Outcomes**

<b>Annual Output Targets</b>		<b>Performance Measures</b>	<b>Annual Outcomes Targets</b>	<b>FY 2013</b>
Small Business Job Creation and Retention	15 persons	#jobs created and retained by low income persons	15	0 (no direct assistance given to small businesses this year)
Micro-enterprise Assistance/Job Training	160 persons in micro-enterprise; 40 persons for job training	# Training Graduates	140	Microenterprise: 136
				Job training: 63
		# Obtaining employment	10	43
		# of start-ups and expansions	4	31
		# FTE* jobs	10	66
		# small businesses remain in operation 12 mos after assistance	5	n/a

\* Full-time equivalent

Two CDBG-funded programs contributed towards these targets during the program year: Mountain BizWorks provided business training and technical assistance to entrepreneurs; and start-up or expansion capital in the form of CDBG loans. 136 low-income beneficiaries were assisted. 37 were minorities. Green Opportunities provided workforce skills training to low-income persons through its GO Training Team (GOTT) program. Green Opportunities also provided workforce skills training to City residents who were not part of the GOTT program.

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

Support to New and Existing Industry:

In October 2013, Jacob Holm Industries, an international advanced manufacturer of nonwoven textile components, announced an expansion in the City of Asheville's ETJ. The company will invest \$45 Million in new manufacturing space and machinery and equipment, and will create 66 new jobs that offer competitive wage and benefit packages. The company is working closely with AB Technical Community College to establish advanced training programs for potential new employees.

In March 2014, Biotechnology manufacturer F(x) announced a new location in Asheville, which will ramp up with 20 new employees over the next 3 years.

Support of Catalytic Projects:

The City of Asheville and Buncombe County, in a partnership with private sector partners and Moog Music, a local manufacturer and world renowned developer of electronic music production components, successfully hosted a five-day technology, design, and entertainment event known as MoogFest. An economic impact analysis conducted by the Asheville Chamber's research division indicated that the impact of the multiday event to the local economy was over \$25 Million. Media from around the world provided coverage of MoogFest, including the NY Times, BBC, LA Times, Rolling Stone etc.

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

The City undertook and adopted a new Form based code of development for the Haywood Road corridor in West Asheville. This area, which is one of the most culturally and income diverse neighborhoods in the City, was active in the development of the new code. The Form based code encourages mixed use development, infill development, and multimodal transportation in its corridors.

Regional Economic Development:

City Council provides \$40,000 to support the regional economic development partnership with Buncombe County and the Chamber, with an additional \$20,000 for the EDC's Capital Campaign—The 5x5 Plan, which is aimed at creating 5,000 new jobs in 5 years in 5 strategic clusters. The city also participates in regional economic development programs through CarolinaWest, AdvantageWest, and Land-of-Sky Regional Council.

The City Council 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 events into the City, with a goal of creating events that support the local economy in traditionally non busy times for the service industry. These events have boosted business in

the lodging, food/beverage, and retail sectors. In the past, some workers had been seasonally laid off during these periods.

#### Property Redevelopment:

In November 2012, the City completed the acquisition of 91 Riverside Drive. This acquisition is part of the City's strategy to position key parcels for transformational redevelopment as conceptualized in the Wilma Dykeman RiverWay Master Plan and other City-adopted plans. City staff has coordinated Brownfield Program efforts with the RADTIP (River Arts District Transportation Improvement Project), including preliminary engineering and environmental assessment for a 2.2-mile section of the Wilma Dykeman RiverWay.

#### Minority Business Program:

The OED assists minority businesses seeking certification through the State's office of Historically Underutilized Businesses (HUB Office) as well as providing outreach in the contracting process to minorities and women entrepreneurs. The city is working with local minority and women businesses on benchmarking and monitoring their success and capacity growth through diversity sourcing initiatives.

#### Riverfront Redevelopment:

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

#### Arts and Culture:

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

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

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

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

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

#### Highest Priorities:

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

#### Additional Priorities:

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

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

- City of Asheville Transportation Improvements, including bus shelters and accessibility improvements and sidewalk construction completed its multi-year program of CDBG-supported bus-shelter design and construction. The final section of the CDBG-supported N. Louisiana Street sidewalk was under construction as of June 30, 2014, and scheduled for completion in the first quarter of this year.
- The Asheville City Council approved an amendment to the Consolidated Plan to allocate funds in support of the Asheville Housing Authority's Reid Center project, providing education and other community support services. Funds will be spent in support of this project in 2014-2015.
- Partner's Unlimited supported the academic future of 47 students who would have otherwise lost ground towards high school graduation due to suspension, poor attendance and other factors. 16 students who participated in Partners Unlimited program of academic enhancement graduated with the class of 2014.

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

Annual Output		Program Type		Outcome	Performan. Measures	Annual		
Target		Actual FY	Actual FY			Target	Actual	Actual
		2013	2014				2013	2014
2 Projects	Transportation Accessibility	1 shelter installed, three shelters purchased	4 Shelters designed and installed	Improved infrastructure in Low Income areas	# of LI residents with access to bus shelters and other facilities	13,500 (8,900 low-income)	6666 persons (3495 low-income)	6666 persons (3495 low-income)
1000 LF	Street, Sidewalk, Greenway Improvement	Installed 2,155 linear feet of ADA compliant sidewalk on North Louisiana Avenue.	Construction underway for final segment of CDBG-supported N. Louisiana Street sidewalk	Improved infrastructure in targeted low-moderate income areas	# of households with access to improved infrastructure	100 households	6666	0
1200 persons	Financial, Housing and Family Support Services	3475	3127	Prevent homelessness and stabilize households	# of persons avoiding eviction or foreclosure, or obtaining safe affordable housing	300 persons	5701	2069
				Improve financial well-being	# persons improved credit	325 persons	1010	1056
				Low Income and minority households find permanent housing, including rentals and homeownership	# of LI homebuyers	40	39	2
					Of these, # African American or Latino	10	5	1
1500 homeless persons assisted	Homeless Services	3251	4120	Increase income by obtaining benefits	# obtaining at least one entitlement benefit	10	575	459
				Engage in mental health treatment /counseling	# attending at least one mental health treatment or counseling session	130	517	419
				Move to permanent housing	Persons obtaining permanent housing	25	91	151
80 youth participate	Youth Services	68	47	Improved academic performance	# students improve their grades and attendance	40	10	47
				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 95% 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.

## **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 42% of CDBG funds to affordable housing projects and related services, the City appropriated an additional \$500,000 in July 2014 for its Housing Trust Fund (HTF). \$820,000 (which includes a \$250,000 advance allocation of FY 2015 funds) was allocated this year to three projects which will produce 190 affordable rental units when complete:

**Table 8 - Housing Trust Fund Loans Activity in 2013-2014**

#### **Housing Trust Fund Loans Approved FY 2013-2014**

Project	Developer	Units		Amount	Status
		Rental	For Sale		
Raleigh and Marietta Streets	Beaucatcher Commons LLC	8	0	\$90,000	Loan closing anticipated first quarter, 2014.
Givens Gerber Park Apartments	Givens Estates, Inc.	120	0	\$230,000	An additional \$230,000 approved, for a total HTF commitment of \$500,000. Tax Credit award made August, 2014.
Eagle Market Place	MHO	62	0	\$500,000	An additional \$500,000 approved, for a total HTF commitment of \$800,000. Both loans were closed and the project is under construction

#### **Housing Trust Fund Loans Closed and Disbursed 2013-2014**

Project	Developer	Units		Amount	Status
		Rental	For Sale		
9 Marigold / Chapel Park Place	Beaucatcher Commons LLC	8	0	\$150,000	All funds disbursed and project complete. Units occupied. .
Eagle market Place	MHO	62	0	\$800,000	Project under construction with anticipated completion December, 2014.

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 \$5,979 in City permit fee rebates and \$16,473 in Water Department rebates for a total City rebate investment in affordable housing of \$22,452; and \$12,810 in rebates provided by the Metropolitan Sewage District (MSD). Fee rebate programs assisted 13 single family homes and 5 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:

- The Committee recommended that the general fund allocation to the Housing Trust Fund be set at \$.01 for every \$1.00 of city property value.
- The Committee recommended that higher residential density in areas served by the one-half hour frequency transit lines be made a “by-right” use.
- The Committee supports proposed plans to add additional residential density to commercial zones.

The Committee has dedicated the latter part of 2013 and the first part of 2014 to a housing developer interview process, to assess developers’ viewpoints on challenges, opportunities and barriers to increasing the supply of affordable housing; and to providing affordable housing education to elected and appointed Boards and Commission in the City of Asheville. The Committee supports staff initiated research into a comparative analysis of the City’s existing affordable housing investments and incentives, an assessment of available “best

practices,” and the development of a housing needs assessment to be conducted in 2014-2015.

### ***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
- Green Opportunities - GO Employment Training
- Housing Authority of the City of Asheville -Tenant Based Rental Assistance (TBRA)
- Asheville Buncombe Community Christian Ministries - TBRA
- Mountain BizWorks - Micro Business Development Program

Overall, 77% of CDBG beneficiaries (excepting area-wide beneficiaries) and 73% 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 - 2013-2014 Agencies Monitored**

**CDBG**

<b>Agency</b>	<b>Project Name</b>	<b>Last monitored</b>	<b>Type of monitoring</b>
Asheville Buncombe Community Christian Ministry	Homelessness Prevention & Rapid Re-Housing	May-14	Progress Report
Asheville Buncombe Community Relations Council	Fair Housing Outreach and Education	May-13	In-person meeting
Asheville Area Habitat for Humanity	Home Repair	Mar-14	Progress Report
Asheville Area Habitat for Humanity	Housing Services	May-14	Technical assistance
City of Asheville	N. Louisiana Sidewalks	Sep-14	Progress report
City of Asheville	Transit Improvements	Aug-13	Progress report
Eblen Charities	Housing Services	Sep-13	Technical Assistance
Green Opportunities	GO Weatherization Assistance Training team	Jun-14	Progress Report
Green Opportunities	GO Training Team	Jun-14	Progress Report
Helpmate	Crisis Stabilization	Jun-14	Progress Report
Homeward Bound	Supportive Housing Svcs. / Pathways to Permanent Housing	Jun-14	Progress Report
Homeward Bound	AHOPE Homeless Programs	Jun-14	Progress Report
Irene Wortham Center	Rose Street Facility Expansion	Jul-14	Technical assistance
Mountain Housing Opportunities	Emergency Home Repair	May-14	On site review
Mountain Housing Opportunities	Tier II Home Repair	May-14	On site review
Mountain Housing Opportunities	Housing Services	Jun-14	Progress Report
Mountain Housing Opportunities	Down Payment Assistance	Mar-14	Progress Report
Mountain BizWorkS	Business Dev./Training and Coaching	May-14	On site monitoring; technical assistance
On Track	Financial Counseling / Free Tax Prep	Apr-14	Progress Report
Partners Unlimited	Academic Enhancement	May-14	Progress Report
Pisgah Legal Services	Homelessness Prevention project	Jun-14	Progress Report

**HOME**

<b>Agency</b>	<b>Project Name</b>	<b>Last monitored</b>	<b>Type of monitoring</b>
Asheville Buncombe Community Christian Ministry	Homelessness Prevention & Rapid Re-Housing	May-14	Progress Report
Asheville Buncombe Community Christian Ministry	Tenant Based Rental Assistance	Apr-13	Progress report
Asheville Area Habitat for Humanity	Johnston Blvd. Development	Aug-14	Technical assistance
Community Housing Coalition of Madison County	Rural Home Rehab	Jun-14	Progress Report
Eblen Charities	Tenant Based Rental Assistance	Sep-13	Technical Assistance
Henderson County Habitat for Humanity	Dodd Meadow Ph 1	May-14	Progress Report
Homeward Bound	TBRA - Asheville	Jun-14	Progress Report
Homeward Bound	HPRP Buncombe	Jun-14	Progress Report
Homeward Bound	Hendersonville Rapid re-housing program	Jun-14	Progress Report
Housing Assistance Corporation	Mapleton Ridgecrest	Jul-14	Progress Report
Mountain Housing Opportunities	Down Payment Assistance (DPA)	Mar-13	Progress report
Mountain Housing Opportunities	Self Help Homeownership	Apr-13	Desk review
Mountain Housing Opportunities	Eagle Market Place	Dec-13	Progress Report
Mountain Housing Opportunities	Affordable Rental Housing predevelopment	Jun-12	On-site inspection
Mountain Housing Opportunities	Residences at Glen Rock Hotel	Aug-13	Progress Report
Mountain Housing Opportunities	Mars Hill Predevelopment	Dec-13	Progress Report

**Table 10 - Re-Inspections of Completed HOME Assisted Multi-Family Projects**

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

Development	Location	HUD #	Date in Service	Date of last file review	Date of last physical inspection	Agency #
Mountain Springs Apartments	Asheville	24	1996	Apr-14	Jul-14	9001445
Laurel Bridge Apartments	Asheville	10	1996	Jul-14	Sep-14	10431
Excelsior Apartments	Brevard	116	1997	May-14	May-14	9001288
River Glen Apartments	Arden	106	1998	Apr-14	May-14	9001349
Overlook Apartments	Asheville	229	1999	Apr-14	Jul-14	9001444
Laurel Wood	Asheville	229	1999	Oct-10	Oct-10	
Wind Ridge Apartments	Asheville	360	2001	Apr-14	May-14	9001345
Dunbar Place Apartments	Asheville	495	2002	Apr-14	Aug-14	9002105
Compton Place Apartments	Asheville	512	2003	May-14	May-14	9001397
Hillside Commons	Hendersonville	517	2003	Aug-14	Jun-14	9001398
LIFE House Apartments	Asheville	528	2004	Jan-14	Sep-14	9002117
Battery Park Apartments	Asheville	597	2005	Feb-14	May-14	9002245
Northpoint Commons Apartments	Woodfin	510	2005	May-14	May-14	9001406
Woodfin Apartments	Asheville	631	2006	Sep-14	Jun-09	11475
Griffin Apartments	Asheville	620	2006	Aug-13	May-14	9001413
Highland View Apartments	Hendersonville	643	2006	Feb-13	Jun-14	9001411
Mainstay Manor	Hendersonville	679	2007	May-14	Aug-10	11757
English Hills	Brevard	641	2007	May-14	Apr-14	9001314
Vanderbilt Apartments	Asheville	697	2008	Mar-14	May-14	9002246
Independence Cottages	Asheville	632	2008	May-14	May-13	11474
Sugar Hill Apartments	Hendersonville	559	2008	Jul-14	May-14	9000670
Northpoint Commons Apartments II	Woodfin	564	2008	Apr-14	May-14	9001416
Crowell Park	Asheville	736	2006	Sep-14	May-14	9001412
Glen Rock Apartments	Asheville	760	2011	Jun-12	May-14	9002708
Skyland Senior Apartments	Asheville	857	2011	Jul-14	Aug-14	9002732
Westmore Apartments	Asheville	921	2011	Aug-14	May-14	TBD

## HOME Policies and Procedures

As required by the 2013 HOME Final Rule, The Asheville Regional Housing Consortium has approved Policies and Procedures governing the program. These are in final editing stage and will be published shortly.

### 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 281 households assisted with HOME funds this year, 64% were White, 34% African-American, and 3% of other minority race; 4.3% were of Hispanic ethnicity. This compares to the demographic make-up of the general population in the area that is 83% White, 13% African-American and 4% other minority by race, and 7% Hispanic). 39 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 6 out of 16 (37.5%) 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 2013-2014 the MBE Program mission remained the same: to increase contracting opportunities for minority and women-owned businesses for the City of Asheville. The objectives of the Minority Business Plan are:

1. To provide minority businesses equal opportunity for participation in City and County contracting and procurement;
2. To increase the City's awareness of available minority business vendors and the available product lines and services they provide through the development of a minority business list;
3. To assist minority businesses in registering on the State of North Carolina's Office of Historically Underutilized Businesses roster and keeping such firms informed of opportunities in contracting, procurement and purchasing;
4. To sponsor workshops and conferences which assist minority businesses in becoming actively involved in procurement and contracting opportunities;

5. To provide clear and concise procedures for monitoring the Plan compliance and to provide procedures for the resolution of complaints against businesses holding construction, procurement or service contracts with the City.

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

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

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

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

In recent years, the Consortium has generated large amounts of surplus match as a result of Habitat for Humanity activities in Asheville and Henderson County. These Habitat chapters finance each house at zero percent interest for 20-25 years. Other activities that have generated significant surplus match include the Housing Assistance Corporation's Mapleton/Ridgecrest project, and Mountain Housing Opportunities Self Help Homes. HOME regulations allow match to be calculated as the difference between the yield of these "below market interest rate" loans and the yield that would have been realized if a market interest rate had been used. As a result, the Consortium is not currently requiring Member Governments and CHDOs to generate match on their projects.

The Consortium has over \$10 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 24th, 2014 and invited questions and comments. Advertisements were also placed in the Madison County News Record, Hendersonville Tribune, Transylvania Times, and La Voz Spanish newspaper around that time. 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 fourth 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 **342 units of affordable housing** that were directly assisted with CDBG or HOME funds. We continue to consistently exceed our annual production target of 240 units. Each of these units represents a household with significantly improved housing, whether through buying their first home, moving into a decent affordable rental unit, or having essential repairs done to a substandard home. It is notable that the largest number of assisted units was again through tenant based rental assistance (TBRA). This recognizes the City and Consortium's commitment to ending chronic homelessness by 2015. We have made great strides towards this goal, reducing chronic homelessness by 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, 2015.

The City of Asheville continues to be the focus areas in the Consortium for housing production. Of the total 342 units produced this year, 99 were in the City of Asheville. Excluding Tenant Based Rental Assistance units, 243 units were produced Consortium-wide, and of those, 138 were produced in Asheville. Rental housing production is the highest priority of the Consolidated Plan for Asheville and Buncombe County, and although only 22 units were completed this year, 165 were in construction or were soon to be in construction. Mountain Housing Opportunities completed and quickly leased up the Residences at Glen Rock, a 22 unit development assisted with HOME funding and located on Depot Street in Asheville's emerging River Arts District. Housing Assistance Corporation completed and leased up the 22 unit Regal Oaks development in Hendersonville, a HUD 202 development. The demand for LIHTC units overwhelms the supply, and the City and County have both committed significant local funds to try to ensure the competitiveness of proposed developments in the City and County.

Although new homeownership development has been lower in the Consortium's priorities, there is continued investment in homeownership development, especially for those projects with assured markets. The Asheville Area Habitat for Humanity (AAHH) completed the infrastructure and was ready to begin building homes in its Hudson Hills development in the City of Asheville. The Henderson County Habitat for Humanity Dodd Meadows project completed 11 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, \$820,000 in new loan funding was approved, which could support the production of 190 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 752 have been completed.

Mountain Housing Opportunities completed 23 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 Mountain Housing Opportunities in Buncombe County. AAHH's Neighborhood Revitalization Program assisted 24 households with repairs. Green Opportunities Weatherization Assistance Training Team completed 16 weatherization projects, primarily for very-low income homeowners in some of the City's lowest income neighborhoods.

Economic development efforts utilize a modest level of CDBG funds. Mountain BizWorks reported 136 clients completed the Business Foundations course and the Growth-through-Objectives (GO) Program for the reporting period. These and past CDBG-assisted clients started 19 businesses this year, 12 expanded or retained a businesses, and these businesses created or retained 65 jobs (FTE's). Mountain BizWorks made one loans to a micro-entrepreneur with CDBG funds this year, which assisted in the start-up of that business. 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.

The Eagle-Market Place development, a mixed use-affordable housing project being developed by Eagle Market Streets Development Corporation (EMSDC) and Mountain Housing Opportunities, began construction in November, 2013, with anticipated completion in December of 2014. This \$17 million project is considered by Asheville's leaders to be a transformational development, returning affordable housing and commercial opportunity to what was once the center of African-American business and cultural life in Asheville.

Implementation of the 10-Year Plan to End Homelessness (the Plan) has made significant progress towards ending homelessness. The four key areas of the strategy include the coordination of homeless and mainstream resources, data collection, funds management and development, and increasing housing and services resources to move people out of homelessness. The City of Asheville's Homeless Initiative Coordinator coordinates the collaborative work on the Plan. This position provides staff support to the Asheville Buncombe Homeless Advisory Council, which provides oversight for the Plan's implementation. Providers and others in the community engaged in this issue participate in the Homeless Coalition, which meets to stay connected to the issues facing the providers of homeless services. As described above, a coalition of agencies working together through HPRP funding brought a concerted emphasis to the value of housing support services and TBRA to prevent homelessness and rapidly rehouse those newly experiencing homelessness. Supporting consistent system wide use of HMIS continues to be a considerable focus for the Homeless Initiative Coordinator's time throughout the year. The City also coordinated the area's Continuum of Care application, and 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 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 HOME program, City Housing Trust Fund, and most recently 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. Utility costs were stable this year, and a warm winter helped families most affected by fuel costs. This is not likely to remain the case. The cost of commuting continues to rise.
3. As mentioned elsewhere in this report, cuts in State funding for mental health and other supportive services are reducing the options for housing chronically homeless persons, in both the short and long terms.
4. Federal budget cuts in CDBG and HOME continue to affect the Community Development Division staffing. Further proposed cuts in CDBG and HOME budgets could negatively affect the ability of the City and Consortium to meet five year goals.

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

Table 1 in Section II (Overview) shows that the City has had no difficulty in meeting HUD spending targets. The unexpended balances at the close of the fiscal year represented 79% of the CDBG entitlement grant level and 153% 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**

<b>Project Title</b>	<b>Budget</b>	<b>Expended</b>	<b>Balance</b>	<b>Page</b>
<b>A. Housing</b>				
AAHH - Housing Services	63,441.00	58,154.25	5,286.75	39
AAHH - Home Repair	28,837.00	2,880.00	25,957.00	40
ABCCM - Rent Assistance	4,014.58	4,014.58	-	41
ABCCM - Rent Assistance	20,920.00	13,580.97	7,339.03	42
EC - Housing Services	16,956.33	8,979.07	7,977.26	47
EC - Housing Services	35,000.00	-	35,000.00	48
GO -Weatherization	14,542.32	14,542.32	-	49
GO -Weatherization	51,906.00	42,194.69	9,711.31	50
HB - Housing Services	85,000.00	85,000.00	-	54
HACA - Lee Walker Heights	40,037.00	-	40,037.00	56
MZCDC - Housing Services	13,000.00	-	13,000.00	57
MHO - Downpayment Assistance	37,104.00	27,239.68	9,864.32	60
MHO - Housing Services	126,882.00	126,882.00	-	61
MHO - Emergency Repair Tier II	9,010.00	3,340.50	5,669.50	62
MHO - Emergency Repair Tier I	85,749.00	77,956.09	7,792.91	63
MHO - Emergency Repair Tier II	80,743.00	46,742.45	34,000.55	64
<b>Subtotal (Housing)</b>	<b>713,142.23</b>	<b>511,506.60</b>	<b>201,635.63</b>	
<b>B. Economic Development</b>				
GO - Training Team	16,793.43	16,793.43	-	51
GO - Training Team	92,278.00	78,191.10	14,086.90	52
MBC - Micro Business Loans	9,063.00	1,850.00	7,213.00	58
MBC - Business Development	69,208.00	51,906.00	17,302.00	59
<b>Subtotal ( Economic Development)</b>	<b>187,342.43</b>	<b>148,740.53</b>	<b>38,601.90</b>	
<b>C. Public Services &amp; Fair Housing</b>				
ABCRC - Fair Housing	20,000.00	13,842.63	6,157.37	43
Helpmate - Crisis Stabilization	10,000.00	10,000.00	-	53
HB - AHOPE	60,000.00	60,000.00	-	55
OT - Financial Counseling	10,000.00	7,478.80	2,521.20	65
PU - Academic Enhancement	11,556.00	11,556.00	-	66
PLS - Homelessness Prevention	50,000.00	50,000.00	-	67

<b><i>Subtotal (Public Services &amp; Fair Housing)</i></b>	<b>161,556.00</b>	<b>152,877.43</b>	<b>8,678.57</b>	
<b>D. Neighborhood Improvements, Infrastructure, Public Facilities</b>				
COA - Transit Infrastructure	13,201.36	13,075.06	126.30	44
COA - N. Louisiana Sidewalks	117,000.00	-	117,000.00	45
COA - Sprayground	35,000.00	-	35,000.00	46
<b><i>Subtotal (Neighborhood Improvements)</i></b>	<b>165,201.36</b>	<b>13,075.06</b>	<b>152,126.30</b>	
<b>E. Debt Service</b>				
COA - Section 108 Debt Service	-	-	-	68
<b><i>Subtotal (Debt Service)</i></b>				
<b>F. Administration and Planning</b>				
COA - Administration	338,826.73	210,895.14	127,931.59	69
COA - Homelessness Prevention	67,381.00	-	67,381.00	70
<b><i>Subtotal (Administration &amp; Planning)</i></b>	<b>406,207.73</b>	<b>210,895.14</b>	<b>195,312.59</b>	
<b>G. Unallocated</b>				
COA - Contingency	37,623.00	-	37,623.00	71
<b><i>Subtotal (Unallocated)</i></b>	<b>37,623.00</b>		<b>37,623.00</b>	
<b>Total</b>	<b>1,671,072.75</b>	<b>1,037,094.76</b>	<b>633,977.99</b>	

## Asheville Area Habitat for Humanity - Housing Rehabilitation Services

HUD #: 1129

Status: Underway

**CDBG Activity Code:** 14A - Rehab, Single Unit Residential  
**Agency:** Asheville Area Habitat for Humanity  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** Hired a Home Repair Manager, provided outreach to area homeowners, qualified homeowners for repairs, inspected and assessed homes for repairs, created scopes of service with homeowner approval, completed permitting, as needed, scheduled volunteers to provide repairs, as needed, completed repairs with qualified Habitat staff and volunteers or with appropriate sub-contractors.  
**Accomplishments:** 28 home repairs were completed, serving 20 households in the City of Asheville.  
**HUD Performance Outcome Statement:** 20 low income households received home repair services for the purpose of retaining decent safe and affordable housing.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 63,441
CDBG Funds Expended This Period:	\$ 58,154
CDBG Balance JUNE 30, 2014:	\$ 5,287
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 230,000
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:	\$ 288,154

## Asheville Area Habitat for Humanity - Home Repair

HUD #: 1128

Status: Underway

**CDBG Activity Code:** 14A - Rehab, Single Unit Residential  
**Agency:** Asheville Area Habitat for Humanity  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** AAHH's Family Services, Construction and Financial Departments reached out to low-income homeowners in the City of Asheville to qualify the family, inspect the home, and assess and prioritize the needed repairs.  
**Accomplishments:** 1 home repair (out of 4) was completed using CDBG funds.  
**HUD Performance Outcome Statement:** 1 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:	\$ 28,837
CDBG Funds Expended This Period:	\$ 2,880
CDBG Balance JUNE 30, 2014:	\$ 25,957
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 52,868
Non-Federal Funds Expended This Period:	\$ 230,000
CDBG Program Income Expended This Period:	\$ 3,279
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 289,026

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

HUD #: 1073

Status: Complete

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Asheville Buncombe Community Christian Ministries  
**Activity Location:** 24 Cumberland Avenue, Asheville, NC 28801  
**Original Funding Year:** 2012-2013  
**Activity Description:** ABCCM's HPRP program through CDBG and HOME funding rapidly rehuses the homeless by helping provide the necessary deposits and/or rent to move in, or prevent homelessness of those imminently losing their housing. ABCCM identifies safe, decent, affordable permanent housing options for homeless individuals and assists them in securing housing. Staff provide housing services and case management to ensure stability and sustainability for households who are homeless or at risk of homelessness.  
**Accomplishments:** 22 low income households received tenant based rental assistance, supportive services, and obtained stable housing.  
**HUD Performance Outcome Statement:** 22 households who were homeless or at risk of homelessness had access to supportive services to obtain decent and affordable housing.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 4,015
CDBG Funds Expended This Period:	\$ 4,015
CDBG Balance JUNE 30, 2014:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 2,488
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:	\$ 6,502

## Asheville Buncombe Community Christian Ministries - HPRP

HUD #: 1105

Status: Complete

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Asheville Buncombe Community Christian Ministries  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**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 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:** 32 low income households received tenant based rental assistance, supportive services, and obtained stable housing.  
**HUD Performance Outcome Statement:** 32 households who were homeless or at risk of homelessness had access to supportive services to obtain decent and affordable housing.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 20,920
CDBG Funds Expended This Period:	\$ 13,581
CDBG Balance JUNE 30, 2014:	\$ 7,339
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 9,514
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:	\$ 23,095

## 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:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** The Fair Housing Outreach and Education program educates and engages 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 provides client services, guiding individuals through the process of filing a complaint with the North Carolina Human Relations Commission.  
**Accomplishments:** ABCRC assisted 40 individuals with issues of housing discrimination or other perceived discrimination through direct client services. ABCRC conducted 11 Fair Housing workshops to populations who are most likely to be vulnerable to housing discrimination, educating 173 individuals.  
**HUD Performance Outcome Statement:** 213 households had access to fair housing services for the purpose of sustaining affordable housing free from discrimination.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 20,000
CDBG Funds Expended This Period:	\$ 13,843
CDBG Balance JUNE 30, 2014:	\$ 6,157
State/Local Funds Expended This Period:	\$ 105,908
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 48,697
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:	\$ 168,448

## City of Asheville - Transit Improvements

HUD #: 860

Status: Complete

**CDBG Activity Code:** 03- Public Facilities and Improvements  
**Agency:** City of Asheville  
**Activity Location:** City of Asheville, along main transit corridors  
**Original Funding Year:** 2009-2010  
**Activity Description:** The street furniture project seeks to install shelters in high demand spots along the main corridors served by the transit system.  
**Accomplishments:** Finished the design and construction of the four shelters, providing improved transit conditions for 6,666 persons.  
**HUD Performance Outcome Statement:** 6,666 persons will have improved access to the transit system for the purpose of providing a suitable living environment.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 13,201
CDBG Funds Expended This Period:	\$ 13,075
CDBG Balance JUNE 30, 2014:	\$ 126
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:	\$ 13,075

## City of Asheville - N. Louisiana Sidewalks

HUD #: 861

Status: Underway

**CDBG Activity Code:** 03 L - Sidewalks  
**Agency:** City of Asheville  
**Activity Location:** North Louisiana Avenue  
**Original Funding Year:** 2009-2010  
**Activity Description:** This project will install an ADA compliant sidewalk on North Louisiana Avenue connecting low and moderate income neighborhoods to schools and to shopping, services and transit routes.  
**Accomplishments:** Construction underway, anticipated to be completed in first quarter of FY 2014-2015  
**HUD Performance Outcome Statement:** 2,232 persons will 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:	\$ 0
CDBG Balance JUNE 30, 2014:	\$ 117,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 0

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

**HUD #: not assigned**

**Status: Underway**

**CDBG Activity Code:** 03F - Parks, Recreational Facilities  
**Agency:** City of Asheville  
**Activity Location:** 285 Livingston Street, Asheville  
**Original Funding Year:** 2013-2014  
**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, 2014:	\$ 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

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

**HUD #: 1072**

**Status: Complete**

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Eblen Charities  
**Activity Location:** 50 Westgate Parkway, Asheville, NC 28806  
**Original Funding Year:** 2012-2013  
**Activity Description:** The program assists in securing affordable rental housing for households who are homeless/at-risk of homelessness by providing basic housing stabilization services and financial assistance through security and utility deposits.  
**Accomplishments:** Successfully stabilized and housed 10 families in Buncombe county and Asheville city.  
**HUD Performance Outcome Statement:** 10 low income households received tenant based rental assistance and supportive services for the purpose of providing affordable and decent housing.

### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 16,956
CDBG Funds Expended This Period:	\$ 8,979
CDBG Balance JUNE 30, 2014:	\$ 7,977
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:	\$ 8,979

**Eblen Charities - TBRA**

**HUD #: Cancelled**

**Status: Cancelled**

**CDBG Activity Code:** 14J - Housing Services

**Agency:** Eblen Charities

**Activity Location:** City of Asheville

**Original Funding Year:** 2013-2014

**Activity Description:**

**Accomplishments:**

**HUD Performance Outcome Statement:**

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 35,000
CDBG Funds Expended This Period:	\$ 0
CDBG Balance JUNE 30, 2014:	\$ 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 - GO Energy Team Weatherization Assistance & Apprenticeship Program

HUD #: 1068

Status: Complete

**CDBG Activity Code:** 14F-Energy Efficiency Improvements  
**Agency:** Green Opportunities  
**Activity Location:** East & West Riverside Neighborhoods, Asheville  
**Original Funding Year:** 2012-2013  
**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 on-the-job training for GO apprentices in the weatherization field.  
**Accomplishments:** Weatherized 8 homes in the West Asheville, Southside, and East Riverway neighborhoods. 2 GO apprentices were trained this year.  
**HUD Performance Outcome Statement:** 8 low-income households received energy-efficiency services for the purpose of sustaining affordable and decent housing. 2 low-income individuals received access to employment training services for the purpose of creating economic opportunity.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 14,542
CDBG Funds Expended This Period:	\$ 14,542
CDBG Balance JUNE 30, 2014:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 14,863
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 29,405

## Green Opportunities - GO Weatherization Assistance Training team

HUD #: 1131

Status: Complete

**CDBG Activity Code:** 14F-Energy Efficiency Improvements  
**Agency:** Green Opportunities  
**Activity Location:** East & West Riverside Neighborhoods, Asheville  
**Original Funding Year:** 2013-2014  
**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:** 6 homes in target neighborhoods were weatherized, 32 low-income individuals received accredited technical certifications in building performance-related topics, and 10 of these individuals also received on-site training in building performance and weatherization.  
**HUD Performance Outcome Statement:** 6 low-income households received energy-efficiency services for the purpose of sustaining affordable and decent housing. 32 low-income individuals received access to employment training services for the purpose of creating economic opportunity.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 51,906
CDBG Funds Expended This Period:	\$ 42,195
CDBG Balance JUNE 30, 2014:	\$ 9,711
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 47,583
Non-Federal Funds Expended This Period:	\$ 390
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:	\$ 90,167

## Green Opportunities - Asheville GO

HUD #: 1075

Status: Complete

**CDBG Activity Code:** 18B - ED Technical Assistance  
**Agency:** Green Opportunities  
**Activity Location:** Livingston Street, Asheville  
**Original Funding Year:** 2012-2013  
**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:** 7 participants received support services including self-sufficiency assessments, employment support, childcare services, transportation support, and guidance in post-secondary educational opportunities. 2 new employers provided apprenticeship and job placement opportunities. 3 participants were newly employed and 4 reached their 6-month employment or post-secondary educational enrollment retention mark.  
**HUD Performance Outcome Statement:** 11 low-income individuals received access to employment training services for the purpose of creating economic opportunity.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 16,793
CDBG Funds Expended This Period:	\$ 16,793
CDBG Balance JUNE 30, 2014:	\$ 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:	\$ 16,793

## Green Opportunities - GO Training Team

HUD #: 1110

Status: Underway

**CDBG Activity Code:** 18B - ED Technical Assistance

**Agency:** Green Opportunities

**Activity Location:** East & West Riverside Neighborhoods, Asheville

**Original Funding Year:** 2013-2014

**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:** 52 eligible participants received training, education, and support services, including but not limited to life skills training, work readiness training, GED preparation, technical jobs skills training, and ongoing case management. 14 new employer or apprenticeship hosts were recruited. 25 eligible participants were placed in jobs, paid apprenticeships, or post-secondary education institutions. 18 participants reached 3, 6, or 12-month employment or educational retention. Total individuals served through these outputs was 55.

**HUD Performance Outcome Statement:** 55 low-income individuals received access to employment training services for the purpose of creating economic opportunity.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 92,278
CDBG Funds Expended This Period:	\$ 78,191
CDBG Balance JUNE 30, 2014:	\$ 14,087
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 39,778
Non-Federal Funds Expended This Period:	\$ 519,657
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:	\$ 637,626

## Helpmate - Crisis Stabilization

HUD #: 1112

Status: Complete

**CDBG Activity Code:** 05G - Public Services for Battered & Abused Spouses  
**Agency:** Helpmate  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** This program supports crisis stabilization (shelter and case management program). Supports each client with initial safety planning and in developing preliminary case plans - security assessments, applicable legal remedies, etc.  
**Accomplishments:** Provided shelter and supportive services to 239 people for 6743 bednights. Of these, 128 were adults who received case management services. 74% implemented a safety plan upon exit, and 78% of adults receiving case management met at least 1 of 3 goals on their individualized case plan.  
**HUD Performance Outcome Statement:** 239 persons received domestic violence supportive services for the purpose of creating an improved living environment.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 10,000
CDBG Funds Expended This Period:	\$ 10,000
CDBG Balance JUNE 30, 2014:	\$ 0
State/Local Funds Expended This Period:	\$ 91,733
Other Federal Funds Expended This Period:	\$ 115,280
Non-Federal Funds Expended This Period:	\$ 234,974
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:	\$ 451,987

# Homeward Bound - Supportive Housing Services / Pathways to Permanent Housing

HUD #: 1106

Status: Complete

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Homeward Bound  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** Identify safe, decent, affordable permanent housing options for homeless individuals and assist them in securing housing. Provide intensive housing case management to tenants and use HOME funds to provide financial assistance for housing costs. Case management services are available to tenants previously placed in HOME assisted units to assure tenant success in maintaining independent living.  
**Accomplishments:** 647 individuals in 506 households homeless stabilized by moving from the streets or shelters into permanent supportive housing; 292 households stabilized by remaining in housing for at least one year; 71 households increased their independence by obtaining employment or public benefits.  
**HUD Performance Outcome Statement:** 506 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, 2014:	\$ 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:	\$ 85,000

## Homeward Bound - A HOPE Homeless Programs

HUD #: 1113

Status: Complete

**CDBG Activity Code:** 03T - Operating Costs of Homeless Programs  
**Agency:** Homeward Bound  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** Provide homeless persons with a place to meet basic daily needs and provide supportive services through street outreach, day and overnight shelter, and access to permanent housing.  
**Accomplishments:** 459 persons increased their income by obtaining at least one form of public benefit (SSI, Food Stamps, Medicaid, etc.); 151 persons stabilized by obtaining permanent (non-supportive) housing; 419 persons increased their knowledge and showed a willingness to engage in one form of mental health counseling or substance abuse treatment  
**HUD Performance Outcome Statement:** 3,881 persons received services for the purpose of obtaining access to affordable and decent housing.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 60,000
CDBG Funds Expended This Period:	\$ 60,000
CDBG Balance JUNE 30, 2014:	\$ 0
State/Local Funds Expended This Period:	\$ 250,395
Other Federal Funds Expended This Period:	\$ 142,200
Non-Federal Funds Expended This Period:	\$ 100,265
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:	\$ 552,860

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

**HUD #: 1018**

**Status: Underway**

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Housing Authority of the City of Asheville  
**Activity Location:** 165 South French Broad Avenue, Asheville, NC 28801  
**Original Funding Year:** 2011-2012  
**Activity Description:** This grant was amended this year to enable the Asheville Housing Authority to make improvements to a public facility, the Eddington Center, which will provide job training and employment support services for public housing residents.  
**Accomplishments:** Renovation of the Reid Center as an education and training center was ongoing.  
**HUD Performance Outcome Statement:** Public housing residents will have access to educational and job training services for access and sustainability to economic opportunities.

## **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 40,037
CDBG Funds Expended This Period:	\$ 0
CDBG Balance JUNE 30, 2014:	\$ 40,037
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 0

# Mount Zion Community Development Corporation - Workforce Housing Development Services

HUD #: 948

Status: Underway

**CDBG Activity Code:** 14J - Housing Services  
**Agency:** Mount Zion Community Development Corporation  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2010-2011  
**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 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, 2014:	\$ 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 / BizCapital - Micro Business Loans

HUD #: 1099

Status: Underway

**CDBG Activity Code:** 18C - Micro-Enterprise Assistance  
**Agency:** Mountain Bizworks / BizCapital  
**Activity Location:** Scattered Site, City of Asheville  
**Original Funding Year:** 2007-2008  
**Activity Description:** Mountain BizWorks uses these funds to provide capital to Asheville's low-to-moderate income entrepreneurs who seek to start or expand small businesses and cannot access traditional bank financing.  
**Accomplishments:** Mountain BizWorks made one loan, totaling \$1,850.  
**HUD Performance Outcome Statement:** One person received financial assistance for the purpose of providing access to economic opportunity.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 9,063
CDBG Funds Expended This Period:	\$ 1,850
CDBG Balance JUNE 30, 2014:	\$ 7,213
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:	\$ 1,850

# Mountain Bizworks / BizCapital - Business Development/Training and Coaching

**HUD #: 1123**

**Status: Underway**

**CDBG Activity Code:** 18C - Micro-Enterprise Assistance  
**Agency:** Mountain Bizworks / BizCapital  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**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:** 136 persons - including 37 minorities - participated in the Foundations course and/or GO business coaching program. 19 persons started a business, and 12 expanded a business. These businesses created or retained 65 full-time equivalent (FTE) jobs  
**HUD Performance Outcome Statement:** 136 persons received micro-business support services providing access to economic opportunity.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 69,208
CDBG Funds Expended This Period:	\$ 51,906
CDBG Balance JUNE 30, 2014:	\$ 17,302
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:	\$ 51,906

## Mountain Housing Opportunities - Down Payment Assistance

HUD #: 1130

Status: Underway

**CDBG Activity Code:** 12 - Direct Homeowners Assistance  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**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  
**HUD Performance Outcome Statement:** Two households received financial assistance to purchase homes to provide affordability for decent housing.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 37,104
CDBG Funds Expended This Period:	\$ 27,240
CDBG Balance JUNE 30, 2014:	\$ 9,864
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 3,200
Non-Federal Funds Expended This Period:	\$ 235,714
CDBG Program Income Expended This Period:	\$ 621
CBDO Proceeds Expended This Period:	\$ 33,244
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 300,018

## Mountain Housing Opportunities - Housing Services

HUD #: 1109

Status: Completed

**CDBG Activity Code:** 14J - Housing Services

**Agency:** Mountain Housing Opportunities

**Activity Location:** City of Asheville

**Original Funding Year:** 2013-2014

**Activity Description:** Mountain Housing Opportunities, Inc. provides housing development services related to the construction, rehabilitation and maintenance of HOME-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:** Construction of the Residences at Glen Rock Hotel is 100% complete. 22 low-income households gained access to a safe, energy-efficient, affordable rental unit. Construction of Eagle Market Place is 30% complete. 1 LIHTC development planned in the City of Asheville is under review by NCHFA. 159 downpayment assistance intakes were recorded for this year. Intakes include client recruitment, homebuyer counseling, and referrals.

**HUD Performance Outcome Statement:** 245 households received housing services for the purpose of obtaining affordable and decent housing.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 126,882
CDBG Funds Expended This Period:	\$ 126,882
CDBG Balance JUNE 30, 2014:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 194,477
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:	\$ 321,359

# 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:** City of Asheville  
**Original Funding Year:** 2012-2013  
**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. Tier II Repairs are those that exceed \$5,000 but are typically less than \$15,000.  
**Accomplishments:** Funds reallocated to Tier I Emergency Repair.  
**HUD Performance Outcome Statement:** Households received housing repairs for the purpose of sustaining decent affordable housing.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 9,010
CDBG Funds Expended This Period:	\$ 3,341
CDBG Balance JUNE 30, 2014:	\$ 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:	\$ 3,341

# Mountain Housing Opportunities - Emergency Home Repair Tier I

HUD #: 1107

Status: Underway

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

Agency: Mountain Housing Opportunities

Activity Location: City of Asheville

Original Funding Year: 2013-2014

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 the homes owned by low income elderly, disabled single parent or large families with three or more dependent children. Tier 1 Repairs are those that cost \$5,000 or less.

Accomplishments: MHO completed 19 unduplicated Tier I Emergency Home Repairs to homes within the City Limits of Asheville using CDEBG funds. These low income, special needs families now live in their homes more safely as threats to life and health have been removed.

HUD Performance Outcome Statement: 19 households received housing repairs for the purpose of sustaining decent affordable housing.

## Budget Information:

CDBG Funds Budgeted This Period:	\$ 85,749
CDBG Funds Expended This Period:	\$ 77,956
CDBG Balance JUNE 30, 2014:	\$ 7,793
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 10,804
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:	\$ 88,760

## Mountain Housing Opportunities - Emergency Home Repair Tier II

HUD #: 1108

Status: Underway

**CDBG Activity Code:** 14A - Rehab, Single Unit Residential  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**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. Tier II Repairs are those that exceed \$5,000 but are typically less than \$15,000.  
**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 more safely as the conditions that threatened their health and safety 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:	\$ 80,743
CDBG Funds Expended This Period:	\$ 46,742
CDBG Balance JUNE 30, 2014:	\$ 34,001
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 4,064
CDBG Program Income Expended This Period:	\$ 22,038
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 72,844

## On Track - Financial Counseling

HUD #: 1127

Status: Complete

**CDBG Activity Code:** 05 - Public Services  
**Agency:** On Track  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** Budget and Credit Counseling to improve the financial well-being of low to moderate income households.  
**Accomplishments:** Through one-on-one financial counseling, 92% (975 of 1056) 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:** 1056 individuals had access to support services for the purposes of increasing their financial stability.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 10,000
CDBG Funds Expended This Period:	\$ 7,479
CDBG Balance JUNE 30, 2014:	\$ 2,521
State/Local Funds Expended This Period:	\$ 72,400
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 189,632
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:	\$ 269,511

## Partners Unlimited - Academic Enhancement

HUD #: 1122

Status: Complete

**CDBG Activity Code:** 05 - Public Services  
**Agency:** Partners Unlimited  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** Credit recovery and academic enhancement with character building, substance abuse awareness, and career readiness exploration.  
**Accomplishments:** 47 students were enrolled in PU programs. 20 received academic credits. 9 with short-term suspensions returned to school. 2 received their GED. 8 continued working. 16 of credit recovery students graduated with the Class of 2014 out of a total of 296 students.  
**HUD Performance Outcome Statement:** 47 low-income persons received academic support services for the purpose of creating economic opportunity.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 11,556
CDBG Funds Expended This Period:	\$ 11,556
CDBG Balance JUNE 30, 2014:	\$ 0
State/Local Funds Expended This Period:	\$ 56,540
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:	\$ 68,096

## Pisgah Legal Services - Homelessness Prevention project

HUD #: 1114

Status: Complete

**CDBG Activity Code:** 05C - Legal Services  
**Agency:** Pisgah Legal Services  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** Pisgah Legal Services prevented and reduced homelessness by providing free legal assistance to help very low-income residents prevent or delay evictions and foreclosures; stabilize housing for families by obtaining or protecting housing they can afford; and improving or preserving the quality of housing conditions.  
**Accomplishments:** In 2012-13, PLS staff provided legal advice, counseling and representation to 2,069 persons in 820 households to help low-income residents of Asheville who have been denied subsidized housing or who are wrongly threatened with eviction from subsidized housing to access or preserve housing assistance; to secure or preserve housing by preventing or delaying unnecessary or unlawful evictions and foreclosures; and to preserve or improve the quality of their housing conditions.  
**HUD Performance Outcome Statement:** 2,069 persons were provided legal assistance for the purpose of preserving, improving or accessing safe, affordable housing.

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 50,000
CDBG Funds Expended This Period:	\$ 50,000
CDBG Balance JUNE 30, 2014:	\$ 0
State/Local Funds Expended This Period:	\$ 369,361
Other Federal Funds Expended This Period:	\$ 12,284
Non-Federal Funds Expended This Period:	\$ 74,861
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:	\$ 506,506

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

HUD #: N/A

Status: N/A

### CDBG Activity Code:

Agency: City of Asheville - Community Development

Activity Location: N/A

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:

HUD Performance Outcome Statement:

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 0
CDBG Funds Expended This Period:	\$ 0
CDBG Balance JUNE 30, 2014:	\$ 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:	\$ 64,689
CBDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
TOTAL Project Funds Expended This Period:	\$ 64,689

## City of Asheville - CD Administration

HUD #: 1081/1115

Status: Underway

CDBG Activity Code: 21A - General Program Management

Agency: City of Asheville

Activity Location: NA

Original Funding Year: 2013-2014

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

Accomplishments: N/A

HUD Performance Outcome Statement:

### Budget Information:

CDBG Funds Budgeted This Period:	\$ 338,827
CDBG Funds Expended This Period:	\$ 210,895
CDBG Balance JUNE 30, 2014:	\$ 127,932
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:	\$ 210,895

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

**Status: 961 Underway, 1027 Underway**

**CDBG Activity Code:** 20 - Planning  
**Agency:** City of Asheville - Community Development  
**Activity Location:** N/A  
**Original Funding Year:** 2010-2011  
**Activity Description:** N/A

**Accomplishments:**

**HUD Performance Outcome  
Statement:**

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 67,381
CDBG Funds Expended This Period:	\$ 0
CDBG Balance JUNE 30, 2014:	\$ 67,381
State/Local Funds Expended This Period:	\$ 72,268
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:	\$ 72,268

## City of Asheville - Contingency

**HUD #:**

**Status:**

**CDBG Activity Code:**

**Agency:** City of Asheville

**Activity Location:** NA

**Original Funding Year:** 2013-2014

**Activity Description:**

**Accomplishments:**

**HUD Performance Outcome  
Statement:**

### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 37,623
CDBG Funds Expended This Period:	\$ 0
CDBG Balance JUNE 30, 2014:	\$ 37,623
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

## 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
<b>A. Housing</b>					
AAHH - Johnston Blvd.	Asheville	212,000	203,001	8,999	74
ABCCM - Rent Assistance	Asheville	20,000	20,000	0	75
ABCCM - Rent Assistance	Buncombe	16,624	16,624	0	76
CHCMC - Homeowner Rehab	Madison	35,000	32,260	2,740	77
CHCMC - Homeowner Rehab	Madison	26,500	0	26,500	78
EC - Rent Assistance	Buncombe	58,826	0	58,826	79
EC - Rent Assistance	Buncombe	20,066	20,066	0	80
HCHH - Dodd Meadows	Henderson	334,838	239,625	95,213	81
HB - Rent Assistance AVL	Asheville	53,000	24,627	28,373	82
HB - Rent Assistance BC	Buncombe	75,000	40,297	34,703	83
HB - Rent Assistance Henderson	Henderson	25,000	22,304	2,696	84
HB - Rent Assistance	Buncombe	14,619	5,222	9,397	85
HB - Rent Assistance	Asheville	22,117	16,125	5,993	86
HAC - Ridgecrest	Henderson	27,776	26,776	1,000	87
HAC - Hillcrest	Henderson	106,000	0	106,000	88
HACA - Rent Assistance	Asheville	3,676	3,676	0	89
HACA - Rent Assistance	Asheville	40,000	36,207	3,793	90
MHO - Downpayment Assistance BC	Asheville	78,000	39,617	38,383	91
MHO - Downpayment Assistance BC	Asheville	86,920	0	86,920	92
MHO - Downpayment Assistance	Asheville	700	0	700	93
MHO - Mars Hill Commons	Madison	246,185	0	246,185	94
MHO - Villas at Fallen Spruce	Asheville	281,236	0	281,236	95
MHO - Glen Rock Predevelopment	Asheville	1,000	0	1,000	96
MHO - Residences at Glen Rock Hotel	Asheville	42,139	34,139	8,000	97
MHO - Mars Hill Pre-Development	Madison	25,000	25,000	0	98

MHO - Eagle Market Street	Asheville	462,600	439,470	23,130	99
MHO - Self Help Homeownership	Buncombe	1,000	0	1,000	100
MHO - Rural Home Rehab	Buncombe	52,367	47,961	4,406	101
MHO - Scattered Site	Buncombe	33,086	3,512	29,574	102
<b>Subtotal (Housing)</b>		<b>2,401,276</b>	<b>1,296,508</b>	<b>1,104,768</b>	
<b>B. Administration and Planning</b>					
COA-Member Administration	Consortium-wide	13,578	0	13,578	103
COA - HOME Administration	Consortium-wide	111,374	109,592	1,782	104
COA - CHDO Operating	Consortium-wide	21,200	0	21,200	105
<b>Subtotal (Administration &amp; Planning)</b>		<b>146,152</b>	<b>109,592</b>	<b>36,561</b>	
<b>C. Unallocated</b>					
COA - Contingency		38,013	0	38,013	106
<b>Subtotal (Unallocated)</b>		<b>38,013</b>	<b>0</b>	<b>38,013</b>	
<b>Total</b>		<b>2,585,441</b>	<b>1,406,099</b>	<b>1,179,342</b>	

## 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:** 2013-2014  
**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.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 212,000
HOME Funds Expended This Period:	\$ 203,001
HOME Balance at June 30, 2014:	\$ 8,999
State/Local Funds Expended This Period:	\$ 42,506
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:	\$ 245,507

# Asheville Buncombe Community Christian Ministries - HPRP Asheville

HUD #: 1117

Status: Complete

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Asheville Buncombe Community Christian Ministries  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** ABCCM's HPRP program through CDBG and HOME funding rapidly rehuses the homeless by helping provide the necessary deposits and/or rent to move in, or prevent homelessness of those imminently losing their housing. ABCCM identifies safe, decent, affordable permanent housing options for homeless individuals and assists them in securing housing. Staff provide housing services and case management to ensure stability and sustainability for households who are homeless or at risk of homelessness.  
**Accomplishments:** 32 low income households received tenant based rental assistance and obtained stable housing.  
32 households who were homeless or at risk of homelessness had access to supportive services to obtain stable housing.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 20,000
HOME Funds Expended This Period:	\$ 20,000
HOME Balance at June 30, 2014:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 377
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:	\$ 20,377

# Asheville Buncombe Community Christian Ministries - HPRP

## Asheville

HUD #: 1089

Status: Complete

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Asheville Buncombe Community Christian Ministries  
**Activity Location:** Buncombe County  
**Original Funding Year:** 2012-2013  
**Activity Description:** ABCCM's HPRP program through CDBG and HOME funding rapidly rehuses the homeless by helping provide the necessary deposits and/or rent to move in, or prevent homelessness of those imminently losing their housing. ABCCM identifies safe, decent, affordable permanent housing options for homeless individuals and assists them in securing housing. Staff provide housing services and case management to ensure stability and sustainability for households who are homeless or at risk of homelessness.  
**Accomplishments:** 22 low income households received tenant based rental assistance and obtained stable housing.  
22 households who were homeless or at risk of homelessness had access to supportive services to obtain stable housing.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 16,624
HOME Funds Expended This Period:	\$ 16,624
HOME Balance at June 30, 2014:	\$ 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:	\$ 16,624

# Community Housing Coalition of Madison County - Rural Home Rehabilitation

**HUD #: 1103**

**Status: Underway**

**HOME Activity Type:** Single-family Rehabilitation  
**Agency:** Community Housing Coalition of Madison County  
**Activity Location:** Madison county  
**Original Funding Year:** 2012-2013  
**Activity Description:** To rehabilitate up to two (2) units owned and occupied by households earning less than 50% AMI.  
**Accomplishments:** Rehabilitation of one (1) owner-occupied, single family dwelling is scheduled for completion in the first quarter of 2014-2015.

## **Budget Information:**

HOME Funds Budgeted This Period:	\$ 35,000
HOME Funds Expended This Period:	\$ 32,260
HOME Balance at June 30, 2014:	\$ 2,740
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:	\$ 32,260

## Community Housing Coalition of Madison County - Rural Home Rehab

**HUD #:**

**Status:**

**HOME Activity Type:** Single-family Rehabilitation  
**Agency:** Community Housing Coalition of Madison County  
**Activity Location:** Madison county  
**Original Funding Year:** 2013-2014  
**Activity Description:** To rehabilitate up one unit owned and occupied by a household earning less than 50% AMI.  
**Accomplishments:** Not yet under contract.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 26,500
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 26,500
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income 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

**Eblen Charities - TBRA Buncombe**

**HUD #: Cancelled**

**Status: Cancelled**

**HOME Activity Type:** Tenant Based Rental Assistance

**Agency:** Eblen Charities

**Activity Location:** Buncombe County

**Original Funding Year:** 2013-2014

**Activity Description:**

**Accomplishments:**

**Budget Information:**

HOME Funds Budgeted This Period:	\$ 58,826
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 58,826
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

## Eblen Charities - Tenant Based Rental Assistance

HUD #: 1097

Status: Complete

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Eblen Charities  
**Activity Location:** Buncombe County  
**Original Funding Year:** 2012-2013  
**Activity Description:** The program assists in securing affordable rental housing for households who are homeless/at-risk of homelessness by providing basic housing stabilization services and financial assistance through security and utility deposits.  
**Accomplishments:** Successfully stabilized and housed 10 families in Buncombe County and Asheville city.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 20,066
HOME Funds Expended This Period:	\$ 20,066
HOME Balance at June 30, 2014:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 123
Non-Federal Funds Expended This Period:	\$ 495
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:	\$ 20,684

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

**HUD #: 1036**

**Status: Underway**

**HOME Activity Type:** Single-family New Construction  
**Agency:** Henderson County Habitat for Humanity  
**Activity Location:** Henderson County  
**Original Funding Year:** 2011-2012  
**Activity Description:** To construct affordable homes for those families current living in substandard housing  
**Accomplishments:** 11 homes completed; 10 sold to and occupied by HOME eligible households. 7 homes under construction. Infrastructure supporting HOME units under construction.

## **Budget Information:**

HOME Funds Budgeted This Period:	\$ 334,838
HOME Funds Expended This Period:	\$ 239,625
HOME Balance at June 30, 2014:	\$ 95,213
State/Local Funds Expended This Period:	\$ 400,000
Other Federal Funds Expended This Period:	\$ 228,000
Non-Federal Funds Expended This Period:	\$ 121,929
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:	\$ 989,554

## Homeward Bound of Western North Carolina - TBRA - Asheville

HUD #: 1118

Status: Underway

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Homeward Bound of Western North Carolina  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** Provides rent support for chronic homeless or other hard-to-serve individuals and families entering permanent housing. Homeward Bound offers intensive support services (supported through CDBG) to help households remain in stable housing. The program need and purpose are important elements in implementing the community's 10-Year Plan to End Homelessness.  
**Accomplishments:** 11 households (16 individuals) benefitted from tenant-based rental assistance through HOME funds from July 1, 2013 to June 30, 2014. These individuals moved from homelessness to permanent housing and/or received case management in order to help them main

### Budget Information:

HOME Funds Budgeted This Period:	\$ 53,000
HOME Funds Expended This Period:	\$ 24,627
HOME Balance at June 30, 2014:	\$ 28,373
State/Local Funds Expended This Period:	\$ 867,990
Other Federal Funds Expended This Period:	\$ 331,816
Non-Federal Funds Expended This Period:	\$ 14,685
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:	\$ 1,239,118

# Homeward Bound of Western North Carolina - HPRP Buncombe County

HUD #: 1119

Status: Underway

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Homeward Bound of Western North Carolina  
**Activity Location:** Buncombe County  
**Original Funding Year:** 2013-2014  
**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:** 30 households moved from the streets and/or shelters into permanent housing;  
7 households avoided homelessness by retaining existing permanent housing.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 75,000
HOME Funds Expended This Period:	\$ 40,297
HOME Balance at June 30, 2014:	\$ 34,703
State/Local Funds Expended This Period:	\$ 55,000
Other Federal Funds Expended This Period:	\$ 94,060
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:	\$ 189,357

# Homeward Bound of Western North Carolina - HPRP Henderson County

HUD #: 1120

Status: Underway

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Homeward Bound of Western North Carolina  
**Activity Location:** Henderson County  
**Original Funding Year:** 2013-2014  
**Activity Description:** Provides tenant based rental assistance to help individuals experiencing homelessness obtain permanent housing through rapid rehousing.  
**Accomplishments:** Homeward Bound's Henderson County Rapid Rehousing program housed 39 households (84 individuals) with all funding sources in the grant operating year.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 25,000
HOME Funds Expended This Period:	\$ 22,304
HOME Balance at June 30, 2014:	\$ 2,696
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 54,850
Non-Federal Funds Expended This Period:	\$ 22,806
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:	\$ 99,960

# Homeward Bound of Western North Carolina - HPRP Buncombe County

**HUD #: 1086**

**Status: Underway**

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Homeward Bound of Western North Carolina  
**Activity Location:** Buncombe County  
**Original Funding Year:** 2012-2013  
**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:** 14 households (31 persons) moved from the streets and/or shelters into permanent housing during the grant operating year from July 1, 2013 to June 30, 2014.

## **Budget Information:**

HOME Funds Budgeted This Period:	\$ 14,619
HOME Funds Expended This Period:	\$ 5,222
HOME Balance at June 30, 2014:	\$ 9,397
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:	\$ 5,222

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

**HUD #: 1091**

**Status: Underway**

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Homeward Bound of Western North Carolina  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2012-2013  
**Activity Description:** Provides rent support for chronically homeless or other hard-to-serve individuals and families entering permanent housing. HB offers intensive support services (supported through CDBG) to help households remain in stable housing. The program need and purpose are important elements in implementing the community's 10-Year Plan to End Homelessness.  
**Accomplishments:** 9 households (11 individuals) benefitted from tenant-based rental assistance through HOME funds from July 1, 2013 to June 30, 2014. These individuals moved from homelessness to permanent housing and/or received case management in order to help them main

## **Budget Information:**

HOME Funds Budgeted This Period:	\$ 22,117
HOME Funds Expended This Period:	\$ 16,125
HOME Balance at June 30, 2014:	\$ 5,993
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:	\$ 16,125

## Housing Assistance Corporation - Mapleton Ridgecrest

HUD #: 1037

Status: Complete

**HOME Activity Type:** Single-family New Construction  
**Agency:** Housing Assistance Corporation  
**Activity Location:** Henderson County  
**Original Funding Year:** 2011-2012  
**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% of the area median income.  
**Accomplishments:** 4 homes were completed and occupied, 3 were completed and occupied by HOME eligible households.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 27,776
HOME Funds Expended This Period:	\$ 26,776
HOME Balance at June 30, 2014:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 430,374
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:	\$ 457,150

## Housing Assistance Corporation - Hillcrest (formerly Ridgecrest)

HUD #: 1280

Status: Underway

**HOME Activity Type:** Single-family New Construction  
**Agency:** Housing Assistance Corporation  
**Activity Location:** Henderson County  
**Original Funding Year:** 2013-2014  
**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 families.  
**Accomplishments:** 6 homes are currently under construction. Of these, all 6 will be assisted with HOME funds

### Budget Information:

HOME Funds Budgeted This Period:	\$ 106,000
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 106,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 893,330
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:	\$ 893,330

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

**HUD #: 1029**

**Status: Complete**

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Housing Authority of the City of Asheville  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2011-2012  
**Activity Description:** Provided security and utility deposit assistance to low and moderate income families.  
**Accomplishments:** 5 households obtained decent and affordable housing within the community.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 3,676
HOME Funds Expended This Period:	\$ 3,676
HOME Balance at June 30, 2014:	\$ 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:	\$ 3,676

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

**HUD #: 1101**

**Status: Complete**

**HOME Activity Type:** Tenant Based Rental Assistance  
**Agency:** Housing Authority of the City of Asheville  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2012-2013  
**Activity Description:** Provide security and utility deposit assistance to low and moderate income families.  
**Accomplishments:** 54 families Households obtained decent and affordable housing within the community

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 40,000
HOME Funds Expended This Period:	\$ 36,207
HOME Balance at June 30, 2014:	\$ 3,793
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 24,348
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 60,555

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

**HUD #: 1126, 1125, 1124, 1104, 1100**

**Status: Underway**

**HOME Activity Type:** Downpayment Assistance  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2012-2013  
**Activity Description:** Downpayment Assistance loans were provided to income-qualifying households for first time homebuyers.  
**Accomplishments:** Provided downpayment assistance to 5 households(14 persons) with income less than 80 percent of median income

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 78,000
HOME Funds Expended This Period:	\$ 39,617
HOME Balance at June 30, 2014:	\$ 38,383
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 616,967
HOME Program Income Expended This Period:	\$ 18,683
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:	\$ 675,267

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

**HUD #: Not yet assigned**

**Status: Not under contract**

**HOME Activity Type:** Downpayment Assistance  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**Activity Description:** Downpayment Assistance loans will be provided to income-qualifying households for first time homebuyers.  
**Accomplishments:** Not yet under contract.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 86,920
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 86,920
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 - Downpayment assistance - Asheville

HUD #: 1032, 1092, 1087, 1060

Status: Complete

HOME Activity Type: Downpayment Assistance  
Agency: Mountain Housing Opportunities  
Activity Location: City of Asheville  
Original Funding Year: 2011-2012  
Activity Description: Downpayment Assistance Loans were provided to income-qualifying households for first time homebuyers.  
Accomplishments: No Activity this period. Small balance will be combined with 2013-2014 year grant.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 700
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 700
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:** 2013-2014  
**Activity Description:** Construction of 48 affordable apartments in Mars Hill, NC  
**Accomplishments:** Closed with construction lender and investor for affordable units.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 246,185
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 246,185
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 25,000
Non-Federal Funds Expended This Period:	\$ 818,701
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:	\$ 843,701

## Mountain Housing Opportunities - The Villas at Fallen Spruce

HUD #:

Status: Underway

**HOME Activity Type:** Multi-family Rental Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2013-2014  
**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:** Low Income Housing Tax Credits have been secured. Working on securing equity with Wells Fargo. Underwriting underway for USDA permanent loan and BB&T construction loan. Expect to close all financing in September 2014. Construction to begin in October

### Budget Information:

HOME Funds Budgeted This Period:	\$ 281,236
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 281,236
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 290,435
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:	\$ 290,435

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

HUD #: 1050

Status: Complete

**HOME Activity Type:** Multi-family Rental Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2011-2012  
**Activity Description:** MHO, as a CHDO, will explore the feasibility of developing Twenty-One (21) affordable multifamily rental units in the historic Glen Rock Hotel building for low-income households. Activities will include preparation of site plans, architectural and engineering designs, preparation of water and sewer plans, completion of a detailed financial plan, and preparation of applications for local, state, and federal funds.  
**Accomplishments:** Rehabilitation of Residences at Glen Rock Hotel 100% complete. Lease up 100% complete. See Activity 1096.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 1,000
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 0
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

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

HUD #: 1096

Status: Complete

**HOME Activity Type:** Multi-family Rental Rehabilitation  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Original Funding Year:** 2012-2013  
**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:** Rehabilitation of Residences at Glen Rock Hotel 100% complete. Lease up 100% complete.

## Budget Information:

HOME Funds Budgeted This Period:	\$ 42,139
HOME Funds Expended This Period:	\$ 34,139
HOME Balance at June 30, 2014:	\$ 8,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 1,252,425
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:	\$ 1,286,564

# Mountain Housing Opportunities - Pre-Development Loan- Mars Hill

**HUD #: 1102**

**Status: Underway**

**HOME Activity Type:** Predevelopment Loan  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Madison County  
**Original Funding Year:** 2012-2013  
**Activity Description:** Pre-development activities for a 48 unit affordable apartment complex.  
**Accomplishments:** Survey, site plan, schematic plans were completed and LIHTC application was submitted. All project funding was committed; 48 units of affordable housing, including 11 HOME-assisted units, will be built.

## **Budget Information:**

HOME Funds Budgeted This Period:	\$ 25,000
HOME Funds Expended This Period:	\$ 25,000
HOME Balance at June 30, 2014:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 102,000
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:	\$ 127,000

## 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:** 2011-2012  
**Activity Description:** Construction of sixty-two (62) affordable rental apartments for LMI Households.  
**Accomplishments:** Construction 30% complete.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 462,600
HOME Funds Expended This Period:	\$ 439,470
HOME Balance at June 30, 2014:	\$ 23,130
State/Local Funds Expended This Period:	\$ 325,906
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 5,003,128
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:	\$ 5,768,504

## Mountain Housing Opportunities - Self help homeownership

HUD #: 837

Status: Underway

**HOME Activity Type:** Single-family New Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Buncombe County  
**Original Funding Year:** 2008-2009  
**Activity Description:** Construct eleven (11) new affordable HOME assisted houses using the USDA mutual self help method.  
**Accomplishments:** 6 self-help homes completed; 6 additional self-help homes under construction

### Budget Information:

HOME Funds Budgeted This Period:	\$ 1,000
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 208,665
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:	\$ 208,665

## Mountain Housing Opportunities - Rural Home Rehabilitation

HUD #: 971

Status: Complete

**HOME Activity Type:** Single-family Rehabilitation  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Buncombe County  
**Original Funding Year:** 2010-2011  
**Activity Description:** To rehabilitate up to one (1) unit owned and occupied by households earning less than 50% AMI.  
**Accomplishments:** MHO completed 1 Rural Rehabilitation using HOME funds. This low income, special needs family now lives more safely in their home as the conditions that threatened their health and safety have been removed.

### Budget Information:

HOME Funds Budgeted This Period:	\$ 52,367
HOME Funds Expended This Period:	\$ 47,961
HOME Balance at June 30, 2014:	\$ 4,406
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 4,406
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:	\$ 52,367

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

**HUD #: 1034**

**Status: Underway**

**HOME Activity Type:** Single-family New Construction  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Buncombe County  
**Original Funding Year:** 2011-2012  
**Activity Description:** Construct three (3) new homes for low income residents.  
**Accomplishments:** 1 home complete & currently under contract; plans complete & infrastructure in place for next 2 houses

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 33,086
HOME Funds Expended This Period:	\$ 3,512
HOME Balance at June 30, 2014:	\$ 29,574
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 58,955
HOME Program Income Expended This Period:	\$ 0
CHDO Proceeds Expended This Period:	\$ 24,564
Recaptured Funds Expended This Period:	\$ 0
Low Income Housing Tax Credits Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 87,031

## City Of Asheville - Member Administration

HUD #: 5

Status: Underway

HOME Activity Type: Program Admin & Planning Capacity  
Agency: City Of Asheville  
Activity Location: Consortium-wide  
Original Funding Year: 2013-2014  
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:	\$ 13,578
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 13,578
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

## City of Asheville - Program Administration

HUD #: 1090/1121

Status: Underway

**HOME Activity Type:** Program Admin & Planning Capacity  
**Agency:** City of Asheville  
**Activity Location:** Consortium-wide  
**Original Funding Year:** 2013-2014  
**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:

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 111,374
HOME Funds Expended This Period:	\$ 109,592
HOME Balance at June 30, 2014:	\$ 1,782
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:	\$ 109,592

## City of Asheville - CHDO operating expenses

HUD #:

Status: Underway

HOME Activity Type: CHDO Operating  
Agency: City of Asheville  
Activity Location: Consortium-wide  
Original Funding Year: 2013-2014  
Activity Description:

Accomplishments:

### Budget Information:

HOME Funds Budgeted This Period:	\$ 21,200
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 21,200
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income 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

## City of Asheville - Unallocated Funds

**HUD #:**

**Status:**

**HOME Activity Type:** Unallocated Funds

**Agency:** City of Asheville

**Activity Location:**

**Original Funding Year:** 2013-2014

**Activity Description:**

**Accomplishments:**

### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 38,013
HOME Funds Expended This Period:	\$ 0
HOME Balance at June 30, 2014:	\$ 38,013
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

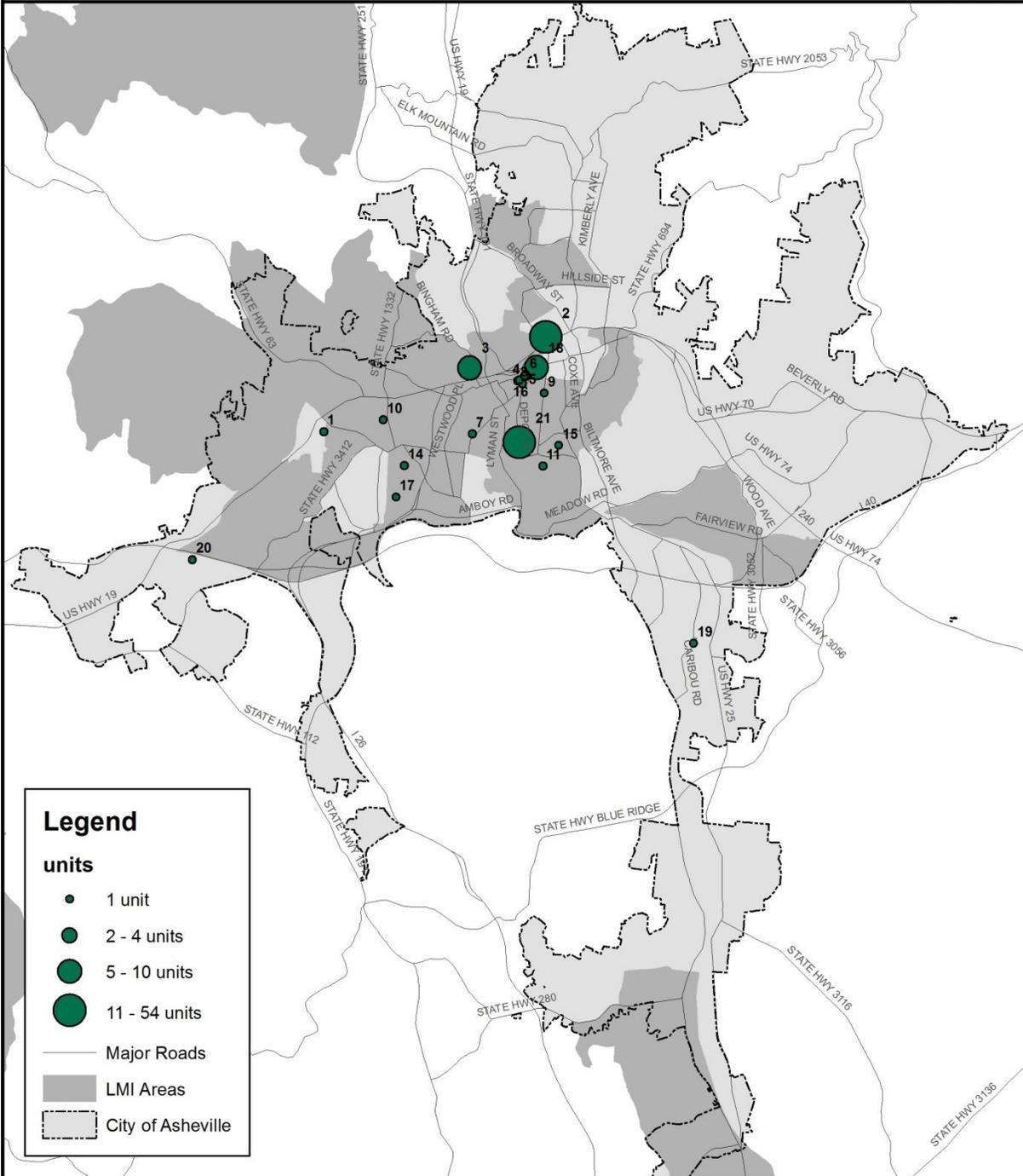
### Map 1 - Housing Activities Within City of Asheville

	Address	Zipcode	PIN Number	# Units	Fund
Asheville Area Habitat for Humanity - Home Repair					
1	55 Belmont Avenue	28806	9628852608	1	CDBG
Asheville Buncombe Community Christian Ministry - Tenant Based Rental Assistance Asheville					
2	Operated from 24 Cumberland Ave.	28801	9649212614	54	HOME
Eblen Charities - Tenant Based Rental Assistance					
3	Operated from 50 Westgate Parkway	28806	9638794616	10	HOME
Green Opportunities - GO Team Weatherization Assistance and Apprenticeship Program					
4	12 Jefferson Street	28801	9648084819	1	CDBG
5	17 Knoxville Place	28801	9648098186	1	CDBG
6	28 Knoxville Place	28801	9648099255	1	CDBG
7	194 Logan Avenue	28806	9638755584	1	CDBG
8	39 Rector Street	28801	9648087720	1	CDBG
9	146 South French Broad Avenue	28801	9648281029	1	CDBG
10	149 Dunwell Street	28806	9638169442	1	CDBG
11	31 Hibernia Street	28801	9648230522	1	CDBG
12	10 1/2 Knoxville Place	28801	9648190117	1	CDBG
13	29 Knoxville Place	28801	9648098271	1	CDBG
14	82 Nebraska Street	28806	9638332594	1	CDBG
15	34 Pine Grove	28801	9648340820	1	CDBG
16	15 Rector Street	28801	9648085933	1	CDBG
17	245 Virginia Avenue	28806	9638217555	1	CDBG
Homeward Bound - Tenant Based Rental Assistance					
18	Operated from 218 Patton Avenue	28801	9648196722	10	HOME
Mountain Housing Opportunities - Down Payment Assistance in Asheville					
19	523 Caribou Road	28803	9657125324	1	CDBG
20	82 Grandview Street	28806	9617979631	1	CDBG
Mountain Housing Opportunities - Residences at Glen Rock					
21	408 Depot Street	28801	9648055042	22	HOME

**Completed Housing Activities  
within the City of Asheville**  
2013-2014  
(Excluding Emergency Repairs)



Prepared by the City of Asheville  
Community Development Division  
September 2014



## Section X - List of Housing Activities and Maps

### Map 2 - Housing Activities Outside of the City of Asheville

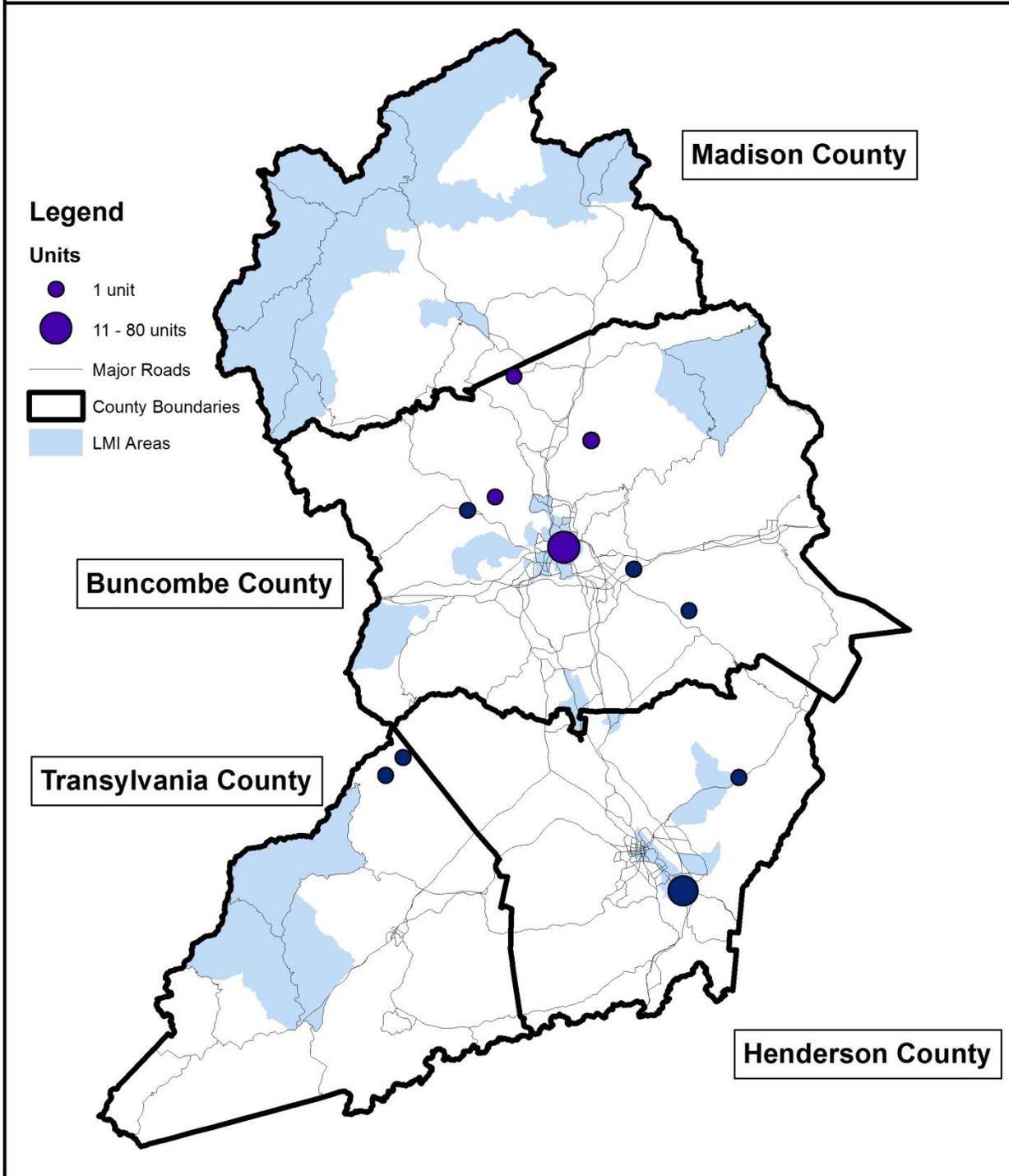
	Address	Zip code	PIN	Units	Fund
<b>Henderson County Habitat for Humanity - Dodd Meadows Single Family Housing Phase I</b>					
1	14 Volunteer Way	28726	9587271406	1	HOME
1	38 Volunteer Way	28726	9587272318	1	HOME
1	120 Hofer Court	28726	9587272698	1	HOME
1	15 Volunteer Way	28726	9587271597	1	HOME
1	26 Volunteer Way	28726	9587271462	1	HOME
1	52 Volunteer Way	28726	9587272364	1	HOME
1	25 Volunteer Way	28726	9587272543	1	HOME
1	33 Volunteer Way	28726	9587272580	1	HOME
1	66 Volunteer Way	28726	9587273209	1	HOME
1	51 Volunteer Way	28726	9587273463	1	HOME
1	43 Volunteer Way	28726	9587273417	1	HOME
<b>Homeward Bound - Tenant Based Rental Assistance</b>					
2	Operated from 218 Patton Ave.	28801	9648196722	80	HOME
<b>Housing Assistance Corporation - Mapleton/Ridgecrest</b>					
3	112 Wild Rose Dr.	28792	601344238	1	HOME
4	144 Wild Rose Dr.	28792	601345414	1	HOME
5	219 Wild Rose Dr.	28792	601343717	1	HOME
6	250 Wild Rose Dr.	28792	601353014	1	HOME
<b>Mountain Housing Opportunities - Down Payment Assistance in Buncombe County</b>					
7	709 Azalea Road	28805	619190177	1	HOME
8	349 Owenby Cove Road	28803	615363932	1	HOME
9	7 Dusty Lane	28748	970125939	1	HOME
10	124 Lakeview Acres	28806	9710868611	1	HOME
11	1360 Jupiter Road	28787	9724561996	1	HOME
<b>Mountain Housing Opportunities - Rural Home Rehab</b>					
12	108 High St. Black Mountain	28711	619863949	1	HOME
<b>Mountain Housing Opportunities - Self Help Homeownership</b>					
13	43 Compass Park, Weaverville	28787	9752058547	1	HOME
14	47 Compass Park, Weaverville	28787	9752058405	1	HOME
15	48 Compass Park, Weaverville	28787	9752059482	1	HOME
16	44 Compass Park, Weaverville	28787	9752150526	1	HOME
17	42 Compass Park, Weaverville	28787	9752150633	1	HOME
18	36 Compass Park, Weaverville	28787	975215077	1	HOME

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

**2013-2014**



Prepared by the City of Asheville  
Community Development Division  
September 2013



**Map 3 - Emergency Repair**

	<b>Address</b>	<b>Zip code</b>	<b>PIN</b>	<b># Units</b>	<b>Fund</b>
<b>Mountain Housing Opportunities - Emergency Home Repair Tier I</b>					
1	Huffman Rd 23	28806	9628455619	1	CDBG
2	Jeffress Ave 36	28803	9647929588	1	CDBG
3	Johnson Blvd 210 Lot #31	28806	9628472676	1	CDBG
4	Looking Glass Lane 21	28805	9668556285	1	CDBG
5	Martin Luther King Jr Dr 7	28801	9648584402	1	CDBG
6	Ocala St 16	28801	9649139746	1	CDBG
7	Sand Hill Rd 710 Lot #30	28806	9627575704	1	CDBG
8	Short Flint St 223 1/2	28801	9649137685	1	CDBG
9	Walton St 40	28801	9648136313	1	CDBG
10	Wellington Dr 30	28804	9654007733	1	CDBG
11	Bingham Rd 63 Lot #23	28806	639528980	1	CDBG
11	Bingham Rd 63 Lot #32	28806	9639528980	1	CDBG
12	Brooklyn Rd 424	28803	9657023455	1	CDBG
13	Buffalo St. 60	28806	9638475146	1	CDBG
14	Burton St. 160	28806	9638463614	1	CDBG
15	College St 545	28801	9649716547	1	CDBG
16	Dale St 10	28806	9638214596	1	CDBG
17	Grant Ave 4	28803	9647925354	1	CDBG
18	Hillside St. 279	28801	9649540711	1	CDBG
<b>Mountain Housing Opportunities - Emergency Home Repair Tier II</b>					
19	Brucemont Circle 203	28806	9638256700	1	CDBG
20	Eastview 100	28803	9657086908	1	CDBG
21	Martin Luther King Jr Dr 21	28801	9648589702	1	CDBG
22	Walton St. 43	28801	9648137104	1	CDBG



**Section XI Beneficiary Data and Financial Summaries**

Table 13 – Race & Income Characteristics of CDBG Program Beneficiaries

	AAHH - Home Repair	AAHH - Housing Services	ABCRC - Fair Housing	COA - Transit Infrastructure	GO - Training Team	GO - Weatherization	HB - AHOPE	HB - Housing Services	Helpmate - Crisis Stabilization	MBC - Business Development	MBC - Micro Business Loans	MHO - Downpayment Assistance	MHO - Emergency Repair Tier I	MHO - Emergency Repair Tier II	OT - Financial Counseling	PLS - Homelessness Prevention	PU - Academic Enhancement	<b>TOTALS</b>
Persons or H'holds:																		
<b>Race</b>																		
White	1	13	24	6068	16	8	2664	301	150	118	1	2	7	1	753	1375	3	<b>11505</b>
Black/African Am.		7	7	323	49	6	1029	169	52	16			12	3	245	642	38	<b>2598</b>
Asian				35			6		1						4	11		<b>57</b>
Other/Multi-Racial			3	240	3		182	36	36	2					54	41	6	<b>603</b>
<b>Total</b>	<b>1</b>	<b>20</b>	<b>34</b>	<b>6666</b>	<b>68</b>	<b>14</b>	<b>3881</b>	<b>506</b>	<b>239</b>	<b>136</b>	<b>1</b>	<b>2</b>	<b>19</b>	<b>4</b>	<b>1056</b>	<b>2069</b>	<b>47</b>	<b>14763</b>
<b>Hispanic</b>			2	689			273		12	19			1		35	67	5	<b>1103</b>
<b>Income</b>																		
Ext. Low (< 30% AMI)	1	4	27	606	59	3	3726	486	239	50	1		9	1	227	1349	16	<b>6804</b>
V. Low (31%-50% AMI)		7	3	1778	6	7	119	20		50			10	3	226	500	25	<b>2754</b>
Low (51% - 80% AMI)		9	4	1061	3	4	24			36		2			261	199	1	<b>1604</b>
Moderate (> 80% AMI)				3221			12								342	21	5	<b>3601</b>
<b>Total</b>	<b>1</b>	<b>20</b>	<b>34</b>	<b>6666</b>	<b>68</b>	<b>14</b>	<b>3881</b>	<b>506</b>	<b>239</b>	<b>136</b>	<b>1</b>	<b>2</b>	<b>19</b>	<b>4</b>	<b>1056</b>	<b>2069</b>	<b>47</b>	<b>14763</b>
<b>Family Status &amp; Sp. Needs</b>																		<b>0</b>
Female-Headed	1	15	11	438	37	6			239	61	1		7	4	393	721	33	<b>1967</b>
Disabled - not elderly		2	22		4	2			42	1			5	1	90	129	1	<b>299</b>
Elderly		11	2			3			6				20	3	104	131	4	<b>284</b>
Homeless					7		3881	506	239							46		<b>4679</b>
AIDS / HIV+																		<b>0</b>

Table 14 – Race and Income Characteristics of HOME Program Beneficiaries

	ABCCM - Rent Assistance	EC - Rent Assistance	HCHH - Dodd Meadows	HB - Rent Assistance	HAC - Ridgecrest	HACA - Rent Assistance	MHO - Residences at Glen Rock Hotel	MHO - Downpayment Assistance	MHO - Self Help Homeownership	MHO - Rural Home Rehab	TOTAL
Persons or H'holds:											
<b>Race</b>											
White	31	5	9	72	3	34	16	5	2	1	178
Black/African Am.	19	4	2	37		25	6		3		96
Asian	1				1						2
Other/Multi-Racial	3	1							1		5
<b>Total</b>	<b>54</b>	<b>10</b>	<b>11</b>	<b>109</b>	<b>4</b>	<b>59</b>	<b>22</b>	<b>5</b>	<b>6</b>	<b>1</b>	<b>281</b>
<b>Hispanic</b>		1	5	5	1	1					13
<b>Income</b>											
Ext. Low (< 30% AMI)	50	4		86		59	7				206
V. Low (31%-50% AMI)	4	6	5	23	4		6		4	1	53
Low (51% - 80% AMI)			5				9	5	2		21
Moderate (> 80% AMI)			1								1
<b>Total</b>	<b>54</b>	<b>10</b>	<b>11</b>	<b>109</b>	<b>4</b>	<b>59</b>	<b>22</b>	<b>5</b>	<b>6</b>	<b>1</b>	<b>281</b>
<b>Family Status &amp; Sp. Needs</b>											
Female-Headed	22	6	7			22	11	5	5	1	79
Disabled - not elderly	10	3				20	4			1	38
Elderly	8					10	3				21
Homeless	48			97		6	3				154
AIDS / HIV+						1					1

**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	New Con.	Other/DPA-TBRA	Rehab	Other	
<b>RENTERS:</b>											0
Elderly Renters:											0
Percent of Area Median Income	0-30%		29			10					39
	31-50%		1			5					8
	51-80%		1								1
<b>Total Elderly:</b>	0	3	30	0	0	15	0	0	0	0	48
Non-Elderly Renters:											0
Percent of Area Median Income	0-30%	7	103			21		36			167
	31-50%	4	10			15		2			31
	51-80%	8									8
<b>Total Non-Elderly</b>	0	19	113	0	0	36	0	38	0	0	206
<b>TOTAL RENTERS:</b>	<b>0</b>	<b>22</b>	<b>143</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>254</b>
<b>OWNERS:</b>											0
Elderly Owners:											0
Percent of Area Median Income	0-30%	12									12
	31-50%	18									18
	51-80%										0
<b>Total Elderly:</b>	30	0	0	0	0	0	0	0	0	0	30
Non-Elderly Owners:											0
Percent of Area Median Income	0-30%	7							1		8
	31-50%	8		1	4		9				22
	51-80%	13		2	2	5	6				28
<b>Total Non-Elderly</b>	28	0	2	1	6	5	15	0	1	0	58
<b>TOTAL OWNERS:</b>	<b>58</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>6</b>	<b>5</b>	<b>15</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>88</b>
<b>RENTERS AND OWNERS TOTAL:</b>	<b>38</b>	<b>22</b>	<b>145</b>	<b>1</b>	<b>6</b>	<b>56</b>	<b>15</b>	<b>24</b>	<b>1</b>	<b>0</b>	<b>342</b>

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

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

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

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

1. Name of Grantee  City of Asheville	2. Grant Number  B-13-MC-370001	3. Reporting Period  From 07/13-06/14
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**Part I: Summary of CDBG Resources**

1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)			616,317
2. Entitlement Grant from form HUD-7082			993,543
3. Surplus Urban Renewal Funds			0
4. Section 108 Guaranteed Loan Funds			540,000
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	214,684	260	
Total from each source			
c. Total Program Income (Sum of columns a and b)			214,944
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 )			1,824,854

**Part II: Summary of CDBG Expenditures**

8. Total expenditures reported on Activity Summary (incl. Subrecipient RLF expenditure; excl. S. 108 principal & interest payments)			1,037,094
9. Total expended for Planning, Administration, and Fair Housing activities			
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)			
11. CDBG funds used for Section 108 principal & interest payments			0
12. Total expenditures (line 8 plus line 11)			1,037,094
13. Unexpended balance (line 7 minus line 12)			787,449

**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			826,200
16. Total (line 14 plus line 15)			826,200
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)			100%

<b>Part IV: Low/Mod Benefit for Multi-Year Certifications</b> (Complete only if certification period includes prior years)		
Program years (PY) covered in certification      PY_____ PY _____ PY_____		
18.	Cumulative net expenditures subject to program benefit calculation	
19.	Cumulative expenditures benefiting low/mod persons	
20.	Percent benefit to low/mod persons (line 19 divided by line 18)	
<b>Part V: For Public Services (PS) Activities Only: Public Service Cap Calculation</b>		
21.	Total PS expenditures	152,877
22.	Total PS unliquidated obligations	8,679
23.	Sum of line 21 and line 22	161,556
24.	Total PS unliquidated obligations reported at the end of the previous reporting period	0
25.	Net obligations for public services (line 23 minus line 24)	161,556
26.	Amount of Program Income received in the preceding program year	99,405
27.	Entitlement Grant Amount (from line 2)	993,543
28.	Sum of line 26 and line 27	1,092,949
29.	Percent funds obligated for Public Service Activities (line 25 divided by line 28)	14.78 %
<b>Part VI: Planning and Program Administration Cap Calculation</b>		
30.	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c)	1,208,227
31.	Amount expended for Planning & Administration (from line 9 above)	210,895
32.	Percent funds expended (line 31 divided by line 30)	17.45%
Form <b>HUD-4949.3</b> (06/24/93) ref Handbook 6510.2		

**Financial Summary  
Community Development Block Grant Program**

**A. CDBG Program Income**

***City of Asheville:***

Housing Loan Repayments (Principal & Interest)	54,611
Rents	47,853
Land Sales	103,059
Miscellaneous	<u>9,159</u>

***Sub-Total for City*** **214,684**

***Subrecipient Program Income:***

Mountain Housing Opportunities – Home Interest	<u>260</u>
--	------------

***Sub-Total for Subrecipients*** **260**

**Total CDBG Program Income** **214,944**

**B. Prior Period Adjustments**

***Program Income not reported for CAPER FY 12-13***

***Correct amount*** **0**

***Adjustment***

**C. Loans and Other Receivables**

Principal balance of amortized City-wide Rehab Loans	<u>1,938,199</u>
--	------------------

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

<b>UNEXPENDED BALANCE (LINE 13 OF HUD 4949.3)</b>	<b>787,449</b>
LOC balance at June 30, 2014	748,906
<b>ADD:</b> Cash on Hand:	
Grantee Program Income Account	260
Subrecipient RLF Cash Balances	0
Funds to be reallocated	35,000
<b>SUBTRACT:</b>	
Grantee CDBG Program Liabilities (due to the City from program funds)	
Subrecipient CDBG Program Liabilities	0
<b>TOTAL RECONCILING BALANCE:</b>	<b>3,283</b>
<b>DIFFERENCE</b>	<b>3,283</b>

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

### E. Calculation of Balance of Unprogrammed Funds

Amount of funds available during the reporting period (line 7 of HUD-4949.3)	1,824,854
Less: Subrecipient program income	<u>260</u>
<b>SUBTOTAL</b>	<b>1,824,594</b>
Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	<u>1,771,610</u>
Under-budgeted / (over-budgeted) for the reporting period	<u>52,984</u>

## Financial Summary

### HOME Program

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

Housing Loan Principal & Interest Repayments	116,985
Mountain Housing Opportunities	18,683

<b>Total HOME Program Income</b>	<b>135,668</b>
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#### B. Reconciliation of Line of Credit (LOC) and Cash Balances to Unexpended Balance of HOME Funds

UNEXPENDED BALANCE (Table 1)	1,439,671
Prior Period Adjustments :	0
UNEXPENDED BALANCE (Table 1)	1,439,671

LOC balance at June 30, 2014	1,279,632
<b>ADD: Cash on Hand:</b>	<b>0</b>
Grantee Program Income Account	18,683

#### SUBTRACT:

Grantee CDBG Program Liabilities	0
Subrecipient HOME Program Liabilities	0

<b>TOTAL RECONCILING BALANCE:</b>	<b>1,298,315</b>
Difference	

160,039

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)	2,845,771
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Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	2,585,441
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Under-budgeted / (over-budgeted) for the reporting period	<u>260,330</u>
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**For more information contact:**

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