

CITY OF ASHEVILLE
and
ASHEVILLE REGIONAL HOUSING CONSORTIUM

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

Year Ending June 30, 2013

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

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

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ABBREVIATIONS USED IN THIS DOCUMENT

ABCCM	Asheville Buncombe Community Christian Ministry
ABCRC	Asheville-Buncombe Community Relations Council, Inc.
CAPER	Consolidated Annual Performance and Evaluation Report (this report)
CBDO	Community-Based Development Organization (a special type of non-profit defined in CDBG program rules)
CDBG	Community Development Block Grant (program)
CHDO	Community Housing Development Organization (a special type of non-profit defined in HOME program rules)
COA	City of Asheville
CoC	Continuum of Care
DPA	Down Payment Assistance
EC	Eblen Charities
FMR	Fair Market Rent
FTE	Full Time Equivalent (measure of job creation)
GO	Green Opportunities
HAC	Housing Assistance Corporation
HACA	Housing Authority of the City of Asheville
HM	Helpmate
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	Mountain BizWorks
MHO	Mountain Housing Opportunities, Inc.
MZDC	Mount Zion Development Corporation
NCHFA	North Carolina Housing Finance Agency
NRSA	Neighborhood Revitalization Strategy Area
PLS	Pisgah Legal Services
PU	Partners Unlimited
The Consortium	The Asheville Regional Housing Consortium
TIGER II	Sustainable Communities funding, US Department of Transportation
WCCA	Western Carolina Community Action

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

CITY OF ASHEVILLE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

For Fiscal Year July 1, 2012 - June 30, 2013

Section I: Introduction

This report (the “CAPER”) describes the activities and accomplishments of the City of Asheville and the Asheville Regional Housing Consortium in their housing and community development programs in fiscal year 2012-2013. It focuses on how the City and the Consortium used federal Community Development Block Grant (CDBG) and HOME Partnership Act (HOME) funds, but it also mentions other closely related activities.

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

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

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

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

Section II: Overview of Achievements

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

- 419 units of affordable housing were assisted, comprising:
 - 39 homes built or rehabbed and sold to first-time homebuyers;
 - 8 other homebuyers provided with direct homeownership assistance;
 - 72 new rental units constructed (of which all 72 were HOME units)
 - 26 homes received emergency repair;
 - 6 homes significantly rehabilitated for existing residents;
 - 47 homes weatherized;
 - 221 households received short-term rental assistance.

- 17,374 individuals benefited from human service and other programs:
 - 1,762 people received financial, relocation, housing and other support services
 - 5,128 persons experiencing or threatened with homelessness received legal services, shelter, increased income from benefits, mental health treatment, meals or other services;
 - 54 persons received fair housing information and/or conciliation or settlement of their fair housing complaints.
 - 41 youth received high school credit enhancement and were prevented from dropping out of school
 - 50 young persons received employment training through Green Opportunities;
 - 10,341 persons benefitted from improvements to transit, traffic calming and community facilities.

- 224 persons received business training, resulting in the start-up of 9 businesses and the expansion of 34 businesses.
- 3 loans were made to micro-businesses, assisting in the creation of 1 new business and the expansion of 2 businesses.
- Through these economic development activities, 18 full time jobs were created, and 68 were retained.

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

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

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

Income:	CDBG	HOME\ADDI	Other Funds
Unexpended Balance at July 1, 2011	\$751,512.77	\$1,183,226.08	n/a
2011 Entitlement Grant	\$1,097,812.00	\$1,280,903.00	
Program Income and Other Repayments	\$297,392.06	\$79,505.06	
Adjustments to 2010-2011			
Total funds Available	\$2,146,716.83	\$2,543,634.14	\$0.00
Expenditures:			
Housing	\$640,155.27	\$932,235.79	\$9,639,764.80
Economic Development	\$191,264.19	\$0.00	\$4,738.00
Public Services & Fair Housing	\$181,324.97	\$0.00	\$1,774,565.00
N'hood Improvements & Infrastructure	\$2,646.00	\$0.00	\$0.00
Debt Services	\$0.00	\$0.00	\$70,615.00
Planning & Administration	\$212,316.13	\$184,104.67	\$61,517.00
Total Expended:	\$1,227,706.56	\$1,116,340.46	\$11,551,199.80
Unexpended Balance at June 30, 2012	\$919,010.27	\$1,427,293.68	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 \$4.93 was leveraged from other sources in FY 2011-2012.

Section IV: How Activities Addressed Strategic Plan Objectives

Affordable Housing

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

Table 2 - Affordable Housing Targets and Outcomes

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

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

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

Housing for People with Special Needs

A high Consolidated Plan priority in housing is “to help those with the greatest needs - the homeless, people with extremely low incomes, the frail elderly, and people with disabilities”.

Out of the 439 housing beneficiaries listed in Table 15, 165 (37.6%) were elderly and 251 (57%) had incomes below 30% of area median. 129 were disabled but not elderly. **CDBG-funded housing-related services (Table 13) helped 2,128 persons, of whom 1,393 were extremely-low-income persons, 414 disabled non-elderly persons, 327 elderly persons, and 404 homeless persons. 3,251 homeless persons were assisted through other services.**

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

Public Housing

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

Table 3 - Update on Public Housing Units - June 2013

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

Table 4 - Update on Section 8 Housing Choice Voucher Program

	# of Vouchers	Waiting List	% returned unused**	HUD Funding in 2011-12	Section 8 Homeownership***
Asheville & Buncombe					
Henderson & Transylvania*	646	1357	42%	\$2,904,036	18
Madison County					

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

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

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

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

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

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

Homelessness

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

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

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

Supportive Housing Services & Financial Assistance:

- The Chronic Homeless Team, a sub-group of the Advisory Committee, has housed over 140 people experiencing chronic homelessness with an 88% retention rate. 90% of those housed have also increased their income and/or expanded access to community support in order to maintain their housing long-term.
- The Substance Abuse and Mental Health Services Administration awarded a Cooperative Agreement to Benefit Homeless Individuals to Homeward Bound. This agreement supports a collaboration of services that will house 165 chronically homeless individuals over a 3-year cycle through supportive housing, with the additional support of mental health and substance abuse recovery services in this project's case management system.
- The Charles George Veterans Administration Medical Center received an additional 50 vouchers through the HUD-VASH program. This brings the total number of available vouchers is up to 230 for our community. With the addition of the new vouchers, the HUD-VASH team now has 8 case managers to work with those veterans making the transition from homelessness to housing.
- \$169,261 in new funding was granted to the Asheville-Buncombe Continuum of Care for permanent, supportive housing. This is in addition to the almost \$900,000 in renewal grants that fund services and housing for people who are experiencing homelessness.
- \$_____ allocated in HOME funds were used for Homeless Prevention and Rapid Re-Housing programs to prevent or end homeless for ___ people in ___ households.
- \$100,000 in funding from Buncombe County supported disabled individuals experiencing homelessness access mainstream benefits through the SOAR program. ___ cases were approved for benefits, with an average of \$_____ in value of benefits

Data Collection

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

Table 5- CDBG and HOME Funding to Address Homelessness

Program	Helps the Homeless	Prevents Homelessness	FY 2011 Funding	FY 2012 Funding	FY 2013 Funding
COA - Homeless Initiative Coordinator	Yes	Yes	27,601	26,000	0
Outreach					
HB - Homeless Programs AHOPE	Yes	Yes	87,403	87,192	60000
Prevention/Housing Stabilization Services					
AAHH - Home Repair		Yes	0	0	28837
MHO - Emergency Repair Tier 1		Yes	69,003	80,000	85,749
MHO - Emergency Repair Tier 2		Yes	69,003	80,000	80,743
OT - Financial/Housing Counseling and Education		Yes	28,521	12,578	10,000
ABCCM - Housing Services	Yes	Yes		20,920	20920
EC - Housing Services	Yes	Yes	23,001	35,000	35000
Helpmate - Domestic Violence Services	Yes	Yes	7,360	9,789	10000
OT - HomeBase Rental Counseling	Yes	Yes	36,801	40,000	0
PLS - Homelessness Prevention	Yes	Yes	36,801	60,000	50,000
Rental/Financial Assistance					
ABCCM- Tenant Based Rental Assistance	Yes	Yes		20,000	20000
EC - Tenant Based Rental Assistance (Asheville)	Yes	Yes	19,129	25,000	25000
EC - Tenant Based Rental Assistance (Buncombe)	Yes	Yes	39,200	0	58826
HB - Tenant Based Rental Assistance	Yes	Yes	53,900	70,000	128000
HB - Henderson Rapid Re-Housing	Yes	Yes	0	0	25000
HACA - Tenant Based Rental Assistance	Yes	Yes	49,000	40,000	0
OT- Tenant Based Rental Assistance	Yes	Yes	24,500	25,000	0
Permanent, Supportive Housing					
HB - Supportive Housing Services	Yes	Yes	55,202	85,000	85000
Total			626,425	716,479	723,075

Fair Housing

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

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

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

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

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

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

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

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

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

Impediment #1 - Lack of Affordable Housing

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

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

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

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

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

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

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

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

Economic Development

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

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

Table 6 - Economic Development Outcomes

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

* Full-time equivalent

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

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

Support to New and Existing Industry:

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

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

located just outside of the City limits).

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

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

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

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

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

Support of Catalytic Projects:

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

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

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

Regional Economic Development:

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

Property Redevelopment:

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

Minority Business Program:

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

Riverfront Redevelopment:

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

Ethnic Minority Business Capital Alliance

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

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

Recommendation: The City should work with service providers to help ensure effective outreach to ethnic minorities seeking to start businesses. Service locations should be easily accessible to

ethnic minority persons. Organizations and businesses dedicated to serving ethnic minorities should be consulted and employed in outreach.

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

2. Capital Gap - Lack of Collateral and Credit

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

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

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

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

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

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

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

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

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

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

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

Other Non-Housing Community Development

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

Highest Priorities:

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

Additional Priorities:

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

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

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

Table 7 - Non-Housing Community Development Achievements						
Annual Output		Program Type	Outcome	Performance Measures		Annual Outcome
Target		Actual FY		Measure	Target	Actual
		2012				2012
2 Projects	Transportation Accessibility	1 shelter installed, two shelters purchased	Improved infrastructure in Low Income areas	# of LI residents with access to bus shelters and other facilities	13,500 (8,900 low-income)	8018 Persons
1000 lf	Street, Sidewalk, Greenway Improvements	Emma Sidewalk Project- 2,155 feet of sidewalk under construction	Improved infrastructure in targeted low-moderate income areas	# of households with access to improved infrastructure	100 households	2,323 persons will have access to improved infrastructure upon completion
1200 persons	Financial, Housing and Family Support Services	3475	Prevent homelessness and stabilize households	# of persons avoiding eviction or foreclosure, or obtaining safe affordable housing	300 persons	1860
			Improve financial well-being	# persons improved credit	325 persons	N/A
			Low Income and minority households find permanent housing, including rentals and homeownership	# of LI homebuyers	40	28
				Of these, # African American or Latino	10	9
1500 homeless persons assisted	Homeless Services	3251	Increase income by obtaining benefits	# obtaining at least one entitlement benefit	10	713
			Engage in mental health treatment /counseling	# attending at least one mental health treatment or counseling session	130	513
			Move to permanent housing	Persons obtaining permanent housing	25	111
80 youth participate	Youth Services	68	Improved academic performance	# students improve their grades and attendance	40	41
			Parent involvement increases	# parents attending meetings, trainings or volunteer in program	20	N/A

Sustainability

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

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

Neighborhood Revitalization Strategy Area

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

Other HUD-Defined Priorities

Removing Barriers to Affordable Housing

Funding: In addition to allocating 100% of HOME funds (minus Admin funds) and 45% of CDBG funds to affordable housing projects and related services, the City appropriated an additional \$000,000 in July 2012 for its Housing Trust Fund (HTF). \$420,000 was allocated this year to two projects which will produce 128 affordable rental units when complete:

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

Housing Trust Fund Loans Approved FY 2012-2013

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

Housing Trust Fund Loans Closed and Disbursed 2012-2013

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

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

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

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

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

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

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

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

Actions to Reduce the Number of Persons Living in Poverty

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

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

- Homeward Bound - Supportive Housing Services, AHOPE Homeless Programs, and Tenant Based Rental Assistance (TBRA)
- Pisgah Legal Services - Homeless Prevention Program
- OnTrack- HomeBase housing services and TBRA
- Helpmate- Crisis Stabilization Program
- Eblen Charities- Services for the Homeless and TBRA
- Green Opportunities - GO Employment Training
- Housing Assistance Corporation - Oak Haven
- Asheville Buncombe Community Christian Ministries - TBRA
- Mountain BizWorks - Micro Business Development Program

Overall, 75% of CDBG beneficiaries (excepting area-wide beneficiaries) and 61.3% of HOME beneficiaries were from households with income less than 30% of the area median, i.e. most likely living in poverty.

Developing Institutional Structure and Enhancing Inter-Agency Coordination

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

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

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

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

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

Monitoring and Technical Assistance

Most of the CDBG and HOME funds administered by the City of Asheville are disbursed through grants to other governments or non-profit agencies. The City maintains a Monitoring Plan that assesses the risks of each project and conducts a planned cycle of monitoring visits during the year to insure that projects are being carried out in accordance with the grant agreement, and in compliance with the HUD regulations. Desk reviews and on-site visits listed below include a detailed review of program and client recordkeeping either submitted by the agency or reviewed directly at the agency's own offices. Other site visits are limited to

observation of the program and technical assistance on specific issues. Not listed are the frequent telephone calls, e-mail exchanges, and technical assistance meetings in City Hall, that take place as projects are implemented. Monitoring activities are listed in Table 9.

Rental Housing Inspections (HOME Program only)

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

Table 9 - 2011-2012 Agencies Monitored

CDBG

Agency Name	Projects Name	Last Monitored	Types of Monitoring
Asheville Area Habitat for Humanity	Housing Services	6/4/2013	Desk Review
Asheville Buncombe Community Christian Ministries	Homeless Prevention and Rapid Re-housing Program	8/5/2013	Desk Review
City of Asheville	Emma Sidewalks	11/7/2012	Site inspection
City of Asheville	N. Louisiana Sidewalks	6/1/2013	Progress report
City of Asheville	Transit Improvements	6/1/2013	Progress report
Eblen-Kimmel Charities	Housing Services for Households that are Homeless or At-Risk	4/11/2013	In-person meeting
Eblen-Kimmel Charities	Housing Services for Households that are Homeless or At-Risk	2/5/2013	Desk review
Green Opportunities	GO Energy Team Weatherization Assistance & Apprenticeship Program	2/8/2013	Desk review
Green Opportunities	Asheville GO Training Team	6/1/2012	Desk review
Green Opportunities	GO Energy Team Weatherization Assistance & Apprenticeship Program	7/5/2013	Progress report
Green Opportunities	Asheville GO	8/15/2013	Progress report
Helpmate	Crisis Stabilization for Victims of Domestic Violence	7/23/2013	Progress report
Homeward Bound of Asheville	A-Hope Homeless Prevention	6/4/2013	Progress report
Homeward Bound of Asheville	Supportive Housing Services	6/4/2013	Desk Review
Mountain Biz Capital	Micro Business Development Program	7/20/2013	Progress report
Mountain Bizworks	Micro Business Loans	6/1/2012	Progress report
Mountain Housing Opportunities	Downpayment assistance	5/23/2013	Progress report
Mountain Housing Opportunities	Downpayment assistance	3/11/2013	Progress report
Mountain Housing Opportunities	Housing Services	7/23/2013	Desk Review
Mountain Housing Opportunities	Emergency Home Repair Tier I	6/18/2013	Site visit and repair inspection
Mountain Housing Opportunities	Emergency Home Repair Tier II	6/18/2013	Site visit and repair inspection
OnTrack	Financial Education and Counseling	5/31/2013	Progress report
Pisgah Legal Services	Homelessness Prevention	6/3/2013	Progress report

HOME

Agency Name	Projects Name	Last Monitored	Types of Monitoring
Asheville Buncombe Community Christian Ministries	Homeless Prevention and Rapid Re-housing program	8/5/3012	Progress report
Community Housing Coalition of Madison County	Rural Home Rehabilitation	11/11/2012	Desk review; inspection;
Community Housing Coalition of Madison County	Rural Home Rehabilitation	11/11/2012	Desk review; inspection;
Eblen-Kimmel Charities	Tenant Based Rental Assistance	8/29/2013	Progress report
Eblen-Kimmel Charities	TBRA - Asheville	8/1/2012	Desk Review; Compliance
Eblen-Kimmel Charities	TBRA - Buncombe	8/1/2012	Desk Review; Compliance
Henderson County Habitat for Humanity	Dodd Meadows Single Family Housing Phase I	3/1/2012	On-site review: TA, Compliance
Homeward Bound of Asheville	Tenant Based Rental Assistance - Buncombe County (HPRP)	8/15/2013	Progress report
Homeward Bound of Asheville	Tenant Based Rental Assistance - Asheville	8/15/2013	Progress report
Homeward Bound of Asheville	Tenant Based Rental Assistance	1/30/2013	Desk review
Housing Assistance Corporation	Mapleton Ridgecrest	7/11/2011	Progress report
Housing Assistance Corporation	Oak Haven	9/21/2012	Inspection
Housing Assistance Corporation	Mapleton Ridgecrest	4/1/2012	Desk Review, TA
Housing Assistance Corporation	Braeburn Predevelopment Loan	1/1/2012	Progress report
Housing Assistance Corporation	Three Seeds Subdivision	Data unavailable	Data unavailable
Housing Authority of the City of Asheville	Tenant Based Rental Assistance	6/1/2012	Progress report
Mountain Housing Opportunities	Downpayment assistance - Asheville	5/23/2013	Desk review
Mountain Housing Opportunities	Down Payment Assistance - Buncombe County	5/23/2013	Desk review
Mountain Housing Opportunities	Self help homeownership	5/1/2012	Desk Review; Progress Report
Mountain Housing Opportunities	Rural Home Rehabilitation	6/1/2012	Desk Review; Compliance
Mountain Housing Opportunities	Larchmont Development	2/1/2012	Site visit; Desk Review
Mountain Housing Opportunities	Single-Family Scattered Site homeownership	4/22/2013	Desk review

Mountain Housing Opportunities	Eagle Market Place	11/2/2012	Inspection
Mountain Housing Opportunities	Affordable Rental Housing Pre-Development / Residences at Glen Rock Predevelopment	6/1/2012	On-site inspection
Mountain Housing Opportunities	Residences at the Glen Rock Hotel - Buncombe County/East Riverside 793	8/13/2013	Progress report
Mountain Housing Opportunities	Pre-Development Loan- Mars Hill	4/1/2012	Progress report
OnTrack	Tenant Based Rental Assistance	8/28/2012	Desk review
Western Carolina Community Action	Tenant Based Rental Assistance	5/28/2013	Progress report

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

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

Development	Location	HUD #	Date in Service	Date of last file review	Date of last physical inspection	Agency #
Mountain Springs Apartments	Asheville	24	1996	Jun-12	Aug-10	9001445
Laurel Bridge Apartments	Asheville	10	1996	May-09	May-09	10431
Excelsior Apartments	Brevard	116	1997	Jun-11	Aug-11	9001288
River Glen Apartments	Arden	106	1998	Sep-12	Jun-12	9001349
Overlook Apartments	Asheville	229	1999	Jul-12	Aug-10	9001444
Laurel Wood Apartments	Asheville	229	1999	Oct-10	Oct-10	
Wind Ridge Apartments	Asheville	360	2001	Jun-12	Aug-10	9001345
Dunbar Place Apartments	Asheville	495	2002	Jun-11	Jul-12	9002105
Compton Place Apartments	Asheville	512	2003	Jun-12	Aug-10	9001397
Hillside Commons	Hendersonville	517	2003	Oct-11	Sep-11	9001398
LIFE House Apartments	Asheville	528	2004	Oct-10	Aug-11	9002117
Battery Park Apartments	Asheville	597	2005	May-12	Jun-12	9002245
Northpoint Commons Apartments	Woodfin	510	2005	Oct-11	May-12	9001406
Woodfin Apartments	Asheville	631	2006	Jun-09	Jun-09	11475
Griffin Apartments	Asheville	620	2006	May-10	Aug-11	9001413
Highland View Apartments	Hendersonville	643	2006	Apr-10	Sep-11	9001411
Mainstay Manor	Hendersonville	679	2007	Aug-10	Aug-10	11757
English Hills	Brevard	641	2007	Mar-12	Aug-11	9001314
Vanderbilt Apartments	Asheville	697	2008	May-12	Jun-12	9002246
Independence Cottages	Asheville	632	2008	May-13	May-13	11474
Sugar Hill Apartments	Hendersonville	559	2008	Jul-10	Sep-11	9000670
Northpoint Commons Apartments II	Woodfin	564	2008	Sep-11	May-12	9001416
Crowell Park Apartments	Asheville	736	2006	Jul-12	May-10	9001412
Glen Rock Apartments	Asheville	760	2011	Feb-11	May-12	9002708

Skyland Senior Apartments	Asheville	857	2011	May-11	May-12	9002732
Westmore Apartments	Asheville	921	2011	Nov-11	N/A	TBD

Relocation & Displacement

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

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

Recapture Provisions for Homeownership Activities (HOME Program only)

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

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

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

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

Because of the high rate of appreciation of property in our area, some subrecipients and CHDO’s have started to charge an interest rate on the HOME second mortgage equal to the rate of appreciation of the property value between the first and second sale. This effectively shares the equity appreciation between the HOME program and the buyer in the same ratio as

that between the HOME loan and the other initial financing. The enhanced amount of HOME funds recaptured should be sufficient to assist another income-eligible family to buy a home in the market conditions then prevailing.

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

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

Affirmative Marketing

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

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

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

Table 14 shows that of the 377 households assisted with HOME funds this year, 69% were White, 28% African-American, and 3% of other minority race. 3.7% were of Hispanic ethnicity (compared with a general population in the area that is 89% White, 5% African-American and 6% other minority by race, and 6.5% Hispanic). 129 beneficiaries were non-elderly disabled. The marketing policies carried out by the City, its subrecipients and CHDOs are effective in reaching a diverse group of beneficiaries, whether classified by income, race, national origin, age, disability or family type. More attention needs to be placed on marketing to those of Hispanic ethnicity throughout the Consortium region. One area where improvement is being shown is in homeownership, where 11.8% of new homeownership in the past year was by those of Hispanic ethnicity.

Minority Business Outreach

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

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

In addition to the City's efforts, the State of North Carolina has an Office of Historically Underutilized Businesses. The City of Asheville has used this listing of minority and women vendors since fall 2005. Certification of minority and women owned firms provides an online registration format through the State's VendorLink system for all vendors, and it allows vendors to request Historically Underutilized Business or HUB status as a part of that registration. As of July 1, 2009, all public funded agencies in North Carolina, including the City of Asheville, went to a statewide uniformed certification process through the North Carolina Office of Historically Underutilized Businesses. Minority vendors can be accessed through the website at the following address: www.doa.nc.gov/hub 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/Ridgcrest project, and Mountain Housing Opportunities Self Help Homes. HOME regulations allow match to be calculated as the difference between the yield of these "below market interest rate" loans and the yield that would have been realized if a market interest rate had been used. As a result, the Consortium is not currently requiring Member Governments and CHDOs to generate match on their projects.

The Consortium has over \$9 million in accumulated match. The Match Log for this year is being prepared and will be sent to HUD upon completion.

Section V: Citizen Comments

Advertisement of the availability of the draft CAPER was published in the Asheville Citizen's times on September 15th, 2013 and invited questions and comments. Advertisements were also placed in the Madison County News Record, Hendersonville Tribune, Transylvania Times, and La Voz Spanish newspaper around that time. **No questions or comments have been received.**

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

i. By Pursuing Resources

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

ii. By Supporting Grant Applications by Other Agencies

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

iii. By Acting to Implement the Consolidated Plan

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

Section VII: Self Evaluation

Impact of programs

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

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

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

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

The City of Asheville continues to contribute substantial amounts in low-interest loans for affordable housing development through its Housing Trust Fund. During the reporting year, \$507,000 in new loans was approved, which will support the production of 28 new affordable units. Since the creation of the HTF in 2000, over \$8.2 million has been loaned to assist in developing 834 affordable rental and homeownership units, of which 736 have been completed.

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

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

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

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

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

Barriers Having a Negative Impact

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

Status of Grant Programs

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

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

Changes in Consolidated Plan Strategies

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

Section VIII - Detail of CDBG Program Activities

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

Table 11- Summary of CDBG-Assisted Projects

	Project Title	Budget	Expended	Balance	Page
A. Housing					
	AAHH - Housing Services	64403	64403	0	
	ABCCM - Rent Assistance	20920	20920	0	
	EC - Housing Services	35000	23880	11120	
	EC - Housing Services	3896	3896	0	
	HACA - Lee Walker Heights	40037	0	40037	
	HB - Housing Services	85000	85000	0	
	MHO - Downpayment Assistance	24739	24739	0	
	MHO - Downpayment Assistance	30000	27500	2500	
	MHO - Housing Services	128805	128805	0	
	MHO - Emergency Repair Tier I	80000	80000	0	
	MHO - Emergency Repair Tier II	80000	80000	9010	
	Subtotal (Housing)	592800	539143	62667	
B. Economic Development					
	GO - Weatherization	35723	35723	0	
	GO -Weatherization	45000	33770	11230	
	GO - Training Team	11944	11944	0	
	GO - Training Team	120000	113582	6418	
	MBW - Micro Business Development	75000	75000		
	MBC - Micro Business Loans	49015	38000	11015	
	Subtotal (Economic Development)	336682	308018	28664	
C. Public Services & Fair Housing					
	HM - Crisis Stabilization	9789	9789	0	
	HB - AHOPE Homeless Programs	87192	87192	0	
	OT - Financial Education	12578	12578	0	
	PLS - Homelessness Prevention	60000	60000	0	
	Subtotal (Public Services)	169559	169559	0	

D. Neighborhood Improvements, Infrastructure, Public Facilities

COA - Emma Sidewalks	100000	98436	1564
COA - N. Louisiana Sidewalks	117000	117000	117000
COA - Transit Infrastructure	60000	60000	13201
<u>Subtotal (Neighborhood Improvements)</u>	<u>277000</u>	<u>275436</u>	<u>131765</u>

Asheville Area Habitat for Humanity - Housing Services

HUD #: 1070

Status: Complete

CDBG Activity Code:	14J - Housing Services
Agency:	Asheville Area Habitat for Humanity
Activity Location:	33 Meadow Road, Asheville, NC 28803
Activity Description:	Asheville Area Habitat for Humanity will engage in tasks that support the planning, financing and construction of single family homes for low-to-moderate income households in the Carney Place Subdivision. The grant will also support staff working with existing low-income homeowners in the Neighborhood Revitalization Initiative program (NRI) which provides interest-free loans for the completion of exterior and critical repairs in the Asheville area.
Accomplishments:	12 households received support services that enabled them to achieve homeownership and access safe, energy-efficient, affordable housing. Homebuyers were provided with support throughout the homebuying process and were assisted with sweat equity supervision, financial management skills, and home-maintenance training. 24 NRI projects were completed in FY 2013-13.
HUD Performance Outcome Statement:	12 low-to-moderate income households achieved homeownership and received support services that enabled them to access safe, energy-efficient affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	64403
CDBG Funds Expended This Period:	64403
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	121888.69
CDBG Program Income Expended This Period:	3576.06
CBDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
TOTAL Project Funds Expended This Period:	189867.75

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
Activity Description: ABCCM's HPRP program through CDBG and HOME funding rapidly rehuses the homeless by helping provide the necessary deposits and/or rent to move in, or prevent homelessness of those imminently losing their housing by providing short-term rental assistance. ABCCM identifies safe, decent, affordable permanent housing options for homeless individuals and assists them in securing housing. Staff provide housing services and case management to ensure stability and sustainability for households who are homeless or at risk of homelessness.

Accomplishments: 49 low income households received tenant based rental assistance and obtained stable housing. 49 households who were homeless or at risk of homelessness had access to supportive services to obtain stable housing

HUD Performance Outcome Statement: 49 low income households received tenant based rental assistance and obtained stable housing. 49 households who were homeless or at risk of homelessness had access to supportive services to obtain stable housing

Budget Information:

CDBG Funds Budgeted This Period:	20920
CDBG Funds Expended This Period:	20920
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	15936.92
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:	36856.92

City of Asheville - Emma Sidewalks

HUD #: 817

Status: Complete

CDBG Activity Code: 03 L - Sidewalks
Agency: City of Asheville
Activity Location: North Louisiana Avenue - Emma Road to Mosswood road
Activity Description: This project will install an ADA compliant sidewalk on North Louisiana Avenue connecting low and moderate income neighborhoods to Emma Elementary school and to shopping, services and transit routes.
Accomplishments: Installed 2,155 linear feet of ADA compliant sidewalk on North Louisiana Avenue, including provisions for street crossings at Emma Elementary School and other intersections. The area benefit of these improvements serves 6,666 individuals.
HUD Performance Outcome Statement: Increased pedestrian safety for low income residents of the Emma community. The area benefit of these improvements serves 6,666 individuals.

Budget Information:

CDBG Funds Budgeted This Period:	100000
CDBG Funds Expended This Period:	98436.05
CDBG Balance JUNE 30, 2013:	1563.95
State/Local Funds Expended This Period:	315721.57
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:	414157.62

City of Asheville - N. Louisiana Sidewalks

HUD #: 861

Status: Underway

CDBG Activity Code: 03 L - Sidewalks
Agency: City of Asheville
Activity Location: North Louisiana Avenue
Activity Description: This project will install an ADA compliant sidewalk on North Louisiana Avenue connecting low and moderate income neighborhoods to schools and to shopping, services and transit routes.
Accomplishments: None
HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	117000
CDBG Funds Expended This Period:	117000
CDBG Balance JUNE 30, 2013:	117000
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:	117000
TOTAL Project Funds Expended This Period:	

City of Asheville - Transit Improvements

HUD #: 860

Status: Underway

CDBG Activity Code:	03- Public Facilities and Improvements
Agency:	City of Asheville
Activity Location:	Along main corridors
Activity Description:	The street furniture project seeks to install shelters in high demand spots along the main corridors served by the transit system.
Accomplishments:	Designed, surveyed and permitted four (4) shelter installations sites. Purchased two shelters. Moved one shelter and constructed ADA compliant connection. The area benefit of these improvements serves 6,666 individuals.
HUD Performance Outcome Statement:	Improve comfort and utility of transit infrastructure for low income Asheville residents. Increase accessibility of the Asheville Transit system for 6,666 total individuals.

Budget Information:

CDBG Funds Budgeted This Period:	60000
CDBG Funds Expended This Period:	60000
CDBG Balance JUNE 30, 2013:	13201.36
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:	60000

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

HUD #: 1072

Status: Underway

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

Accomplishments: 110 households received an intensive screening by Eblen and received either TBRA funding, were directed to an alternative agency funding program, or were referred to another agency or deemed ineligible. 85% remained in their home six months after initial entry into the homes.

HUD Performance Outcome Statement: 44 household were enrolled and received financial assistance through TBRA funding to attain sustainable housing.

Budget Information:

CDBG Funds Budgeted This Period:	35000
CDBG Funds Expended This Period:	23880.28
CDBG Balance JUNE 30, 2013:	11119.72
State/Local Funds Expended This Period:	51159.52
Other Federal Funds Expended This Period:	2888
Non-Federal Funds Expended This Period:	2485
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:	80412.8

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

HUD #: 1017

Status: Complete

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

Accomplishments: 110 household received an intensive screening by Eblen: 13 households received TBRA assistance; 97 households were directed to an alternative agency funding program or referred to another agency or deemed ineligible.
85% remained in their home six months after initial entry into the homes.

HUD Performance Outcome Statement: 13 household were enrolled and received financial assistance through TBRA funding to attain sustainable housing.

Budget Information:

CDBG Funds Budgeted This Period:	3896.2
CDBG Funds Expended This Period:	3896.2
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	12917.59
Other Federal Funds Expended This Period:	247
Non-Federal Funds Expended This Period:	625
CDBG Program Income Expended This Period:	0
CBDQ Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
TOTAL Project Funds Expended This Period:	17685.79

Green Opportunities - GO Energy Team Weatherization Assistance & Apprenticeship Program

HUD #: 1012

Status: Completed

CDBG Activity Code: 14F-Energy Efficiency Improvements
Agency: Green Opportunities
Activity Location: Scattered Site, City of Asheville
Activity Description: GO provided marketing assessment services, labor and materials in collaboration with Community Action Opportunities and other non-profit agencies to weatherize the homes of 40 qualified low-income households (25 in FY 12-13) in target neighborhoods within the City of Asheville.

Accomplishments: Green Opportunities and Community Action Opportunities (CAO) continued to work in partnership to weatherize homes of low-income West Asheville, East Riverside, and South Riverside residents, while providing valuable job skills for Green Opportunities trainees. As per the amendment in the CDBG contract, GO also completed weatherization work on nine homes independently of CAO. This allowed GO to increase production numbers and give apprentices a more well rounded training in the entire weatherization process. GO also began working in partnership with the Asheville Area Habitat for Humanity, who offer zero interest loans to homeowners to pay for materials on weatherization jobs.

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

Budget Information:

CDBG Funds Budgeted This Period:	35722.52
CDBG Funds Expended This Period:	35722.52
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	68662.48
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:	104385

Green Opportunities - Asheville GO Training Team

HUD #: 1020

Status: Complete

CDBG Activity Code:	18B - ED Technical Assistance
Agency:	Green Opportunities
Activity Location:	Livingston Street, Asheville
Activity Description:	Working as a CBDO, GO designed and delivered a program of life skills, job readiness, college course work and on-site work apprenticeships targeted at young adults, aged 18-24 who are low-income and unemployed.
Accomplishments:	9 low-income persons participated in the GO Training Team program, Individual continued to be supported beyond the training cycle. GO recruited 11 employers/apprentice hosts of which 7 employed the members directly
HUD Performance Outcome Statement:	9 participants will have access to employment training services for the purpose of creating economic opportunity.

Budget Information:

CDBG Funds Budgeted This Period:	11944.42
CDBG Funds Expended This Period:	11944.42
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	0
CDBG Program Income Expended This Period:	0
CBDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
TOTAL Project Funds Expended This Period:	11944.42

Green Opportunities - GO Energy Team Weatherization Assistance & Apprenticeship Program

HUD #: 1068

Status: Underway

CDBG Activity Code: 14F-Energy Efficiency Improvements
Agency: Green Opportunities
Activity Location: Scattered Site, City of Asheville
Activity Description: GO provided energy-use assessment services, labor and materials in collaboration with Community Action Opportunities to weatherize the homes of 10 qualified low-income households in target neighborhoods in the City of Asheville.
Accomplishments: GO, in partnership with Community Action Opportunities, weatherized 10 homes in the West Asheville, Southside, and East Riverway neighborhoods.
HUD Performance Outcome Statement: Ten (10) low-income households obtained access to safe, energy-efficient housing.

Budget Information:

CDBG Funds Budgeted This Period:	45000
CDBG Funds Expended This Period:	33769.57
CDBG Balance JUNE 30, 2013:	11230.43
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	23810.9
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:	57580.47

Green Opportunities - Asheville GO

HUD #: 1075

Status: Underway

CDBG Activity Code: 18B - ED Technical Assistance

Agency: Green Opportunities

Activity Location: Livingston Street, Asheville

Activity Description: Working as a CBDO, GO designed and delivered a program of life skills, job readiness, college course work and on-site work apprenticeships targeted at young adults, aged 18-24 who are low-income and unemployed.

Accomplishments: 19 eligible low-income persons participated the GO Training team . 40 participants from current and previous training cycles received ongoing support, training, and/ education such as are: GED tutoring, College prep support, Family/Child Support Counseling, and Culinary training, 20 potential employers offered apprenticeship and job placement opportunities. Placed 42 participants in paid jobs or work apprenticeships in the fiscal year. 10 participants were enrolled in Post Secondary Education. 517 participants have been employed for 6 months or greater in this fiscal year.

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

Budget Information:

CDBG Funds Budgeted This Period:	120000
CDBG Funds Expended This Period:	113581.52
CDBG Balance JUNE 30, 2013:	6418.48
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	26785.51
Non-Federal Funds Expended This Period:	28367.23
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:	197101.49

Helpmate - Crisis Stabilization for Victims of Domestic Violence

HUD #: 1080

Status: Complete

CDBG Activity Code:	05G - Public Services for Battered & Abused Spouses
Agency:	Helpmate
Activity Location:	P.O. Box 2263, Asheville NC 28802
Activity Description:	This program supports crisis stabilization (shelter and case management program). Supports each client with initial safety planning and in developing preliminary case plans - security assessments, applicable legal remedies, etc.
Accomplishments:	43 out of 89 adults returning exit interviews reported an increased sense of safety while in shelter. 87 adults in shelter met at least 1 of 3 identified case management goals. 89 adults benefitted from shelter support services.
HUD Performance Outcome Statement:	Helpmate provided shelter support services to 89 adults during the grant year.

Budget Information:

CDBG Funds Budgeted This Period:	9789
CDBG Funds Expended This Period:	9789
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	70775
Other Federal Funds Expended This Period:	79346
Non-Federal Funds Expended This Period:	268416
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:	428326

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

HUD #: 1018

Status: Underway

CDBG Activity Code: 14J - Housing Services
Agency: Housing Authority of the City of Asheville
Activity Location: 165 South French Broad Avenue, Asheville, NC 28801
Activity Description: The Housing Authority, in partnership with the City of Asheville, has applied for a Choice Neighborhoods Planning grant to support this activity.
Accomplishments: None to date.
HUD Performance Outcome Statement: N/A

Budget Information:

CDBG Funds Budgeted This Period:	40037
CDBG Funds Expended This Period:	0
CDBG Balance JUNE 30, 2013:	40037
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

Homeward Bound of Asheville - A-Hope Homeless Prevention

HUD #: 1078

Status: Complete

CDBG Activity Code: 03T - Operating Costs of Homeless Programs
Agency: Homeward Bound of Asheville
Activity Location: 19 North Ann Street, Asheville, NC 28801
Activity Description: Operational support to address the needs of homeless and near homeless people by providing for their basic needs and giving supportive services through street outreach, day and overnight shelter, and access to permanent housing.
Accomplishments: 113 persons obtained permanent housing; 517 persons accepted a behavioral health referral and attended at least one mental health or substance abuse treatment or counseling appointment; 500 persons obtained at least one form of public benefit.
HUD Performance Outcome Statement: Served 3,265 upduplicated individuals during the CDBG program year at the A HOPE Center.

Budget Information:

CDBG Funds Budgeted This Period:	87192
CDBG Funds Expended This Period:	87192
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	35000
Other Federal Funds Expended This Period:	297437
Non-Federal Funds Expended This Period:	75240.93
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:	494869.93

Homeward Bound of Asheville - Supportive Housing Services

HUD #: 1069

Status: Complete

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

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

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

Budget Information:

CDBG Funds Budgeted This Period:	85000
CDBG Funds Expended This Period:	85000
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	0
CDBG Program Income Expended This Period:	0
CBDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
TOTAL Project Funds Expended This Period:	85000

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

HUD #: 1074

Status: Complete

CDBG Activity Code: 18C- Micro Enterprise Assistance
Agency: Mountain Biz Capital, Inc. d/b/a Mountain Bizworks
Activity Location: 153 S. Lexington Ave., Asheville NC 28801
Activity Description: Mountain BizWorks provided business-planning classes (Foundations) and one-on-one business coaching (GO) to low-to-moderate income entrepreneurs to help them start or grow businesses.
Accomplishments: A total of 114 low-to-moderate income entrepreneurs - including 23 minorities - participated in the Foundations and GO program.
HUD Performance Outcome Statement: 7 clients started a business and 15 clients expanded or sustained a business. These business created or retained 87 FTE jobs.

Budget Information:

CDBG Funds Budgeted This Period:	75000
CDBG Funds Expended This Period:	75000
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	0
CDBG Program Income Expended This Period:	0
CBDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	75000
TOTAL Project Funds Expended This Period:	

Mountain Bizworks / BizCapital - Micro Business Loans

HUD #: 0

Status: Underway

CDBG Activity Code: 18C - Micro-Enterprise Assistance
Agency: Mountain Bizworks / BizCapital
Activity Location: Scattered Site, City of Asheville
Activity Description: Mountain BizWorks uses these funds to provide capital to Asheville's low-to-moderate income entrepreneurs who seek to start or expand small businesses and cannot access traditional bank financing.
Accomplishments: Mountain BizWorks made four loans to four businesses, a total of \$38,000.
HUD Performance Outcome Statement: As a result of these loans, one new business started, and three businesses expanded, resulting in 12 FTE jobs.

Budget Information:

CDBG Funds Budgeted This Period:	49014.99
CDBG Funds Expended This Period:	38000
CDBG Balance JUNE 30, 2013:	11014.99
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:	38000

Mountain Housing Opportunities - Downpayment assistance

HUD #: 1011

Status: Complete

CDBG Activity Code: 13 - Direct Homeowners Assistance
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Avenue, Suite 101, Asheville, NC 28801
Activity Description: Downpayment Assistance loans were provided to income-qualifying households for first time homebuyers.
Accomplishments: Provided downpayment assistance to 2 households (3 individuals) with income less than 80 percent of median income in the City of Asheville.
HUD Performance Outcome Statement: Provided homeownership opportunities to 2 low/moderate income households.

Budget Information:

CDBG Funds Budgeted This Period:	24739
CDBG Funds Expended This Period:	24739
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	263709.34
CDBG Program Income Expended This Period:	9012
CBDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
TOTAL Project Funds Expended This Period:	297460.34

Mountain Housing Opportunities - Downpayment assistance

HUD #: 1067

Status: Underway

CDBG Activity Code: 13 - Direct Homeowners Assistance
Agency: Mountain Housing Opportunities
Activity Location: 64 Clingman Avenue, Suite 101, Asheville, NC 28801
Activity Description: Downpayment Assistance loans were provided to income-qualifying households for first time homebuyers.
Accomplishments: Provided downpayment assistance to 2 households (2 individuals) with income less than 80 percent of median income .
HUD Performance Outcome Statement: Provided homeownership opportunities to 2 low/moderate income households.

Budget Information:

CDBG Funds Budgeted This Period:	30000
CDBG Funds Expended This Period:	27500
CDBG Balance JUNE 30, 2013:	2500
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	232565.34
CDBG Program Income Expended This Period:	9012
CBDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
TOTAL Project Funds Expended This Period:	269077.34

Mountain Housing Opportunities - Housing Services

HUD #: 1071

Status: Complete

CDBG Activity Code:	14J - Housing Services
Agency:	Mountain Housing Opportunities
Activity Location:	Citywide
Activity Description:	Provide services related to the construction, rehabilitation, and maintenance of HOME assisted and CDBG assisted affordable housing, including client intake, project development, and property management.
Accomplishments:	60 households gained access to affordable rental housing; 22 rental units were under construction; and 134 intakes were taken for downpayment assistance.
HUD Performance Outcome Statement:	Services will be provided to low income residents for the purpose of accessing decent, safe affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	128805
CDBG Funds Expended This Period:	128805
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	21830
Other Federal Funds Expended This Period:	5924
Non-Federal Funds Expended This Period:	257082
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:	413641

Mountain Housing Opportunities - Emergency Home Repair Tier I

HUD #: 1065

Status: Complete

CDBG Activity Code: 14A - Rehab, Single Unit Residential
Agency: Mountain Housing Opportunities
Activity Location: Citywide
Activity Description: To reduce the immediate risk to life or safety in homes owned and occupied by low to very low income homeowners in the City of Asheville.
Accomplishments: Completed 24 unduplicated repairs.
HUD Performance Outcome Statement: Preserve accessible, quality housing and safe living conditions for low income homeowners and extend the life and affordability of assisted housing by 2 years.

Budget Information:

CDBG Funds Budgeted This Period:	80000
CDBG Funds Expended This Period:	80000
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	20630
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:	100630

Mountain Housing Opportunities - Emergency Home Repair Tier II

HUD #: 1066

Status: Underway

CDBG Activity Code: 14A - Rehab, Single Unit Residential
Agency: Mountain Housing Opportunities
Activity Location: Citywide
Activity Description: Provide citywide emergency repair and/or accessibility assistance to four (4) homes with more than one deficiency in major housing components that threaten the health and safety of their low and very low income occupants.
Accomplishments: Completed 5 unduplicated repairs.
HUD Performance Outcome Statement: Preserve accessible, quality housing and safe living conditions for low income homeowners and extend the life and affordability of assisted housing by 3-5 years.

Budget Information:

CDBG Funds Budgeted This Period:	80000
CDBG Funds Expended This Period:	80000
CDBG Balance JUNE 30, 2013:	9010.09
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	3256.25
CDBG Program Income Expended This Period:	6168.54
CBDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
TOTAL Project Funds Expended This Period:	89424.79

OnTrack - Financial Education and Counseling

HUD #: 1077

Status: Complete

CDBG Activity Code: 05 - Public Services

Agency: OnTrack

Activity Location: 50 S. French Broad Ave., Suite 227, Asheville NC 28801

Activity Description: OnTrack's Financial/Housing Counseling and Education program assists low to moderate income households by increasing their financial and housing stability through improved money management skills, improved credit and foreclosure/eviction prevention.

Accomplishments:

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

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

Budget Information:

CDBG Funds Budgeted This Period:	12578
CDBG Funds Expended This Period:	12578
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	586328
Other Federal Funds Expended This Period:	30765
Non-Federal Funds Expended This Period:	376050
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:	1005721

Pisgah Legal Services - Homelessness Prevention

HUD #: 1079

Status: Complete

CDBG Activity Code: 05C - Legal Services

Agency: Pisgah Legal Services

Activity Location: P.O. Box 2276, Asheville, NC 28802

Activity Description: Pisgah Legal Services (PLS) will prevent and reduce homelessness by providing free legal assistance to: help very low-income residents prevent or delay evictions and foreclosures; stabilize housing for families by obtaining or protecting housing they can afford; and improve or preserving the quality of housing conditions.

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

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

Budget Information:

CDBG Funds Budgeted This Period:	60000
CDBG Funds Expended This Period:	60000
CDBG Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	233278
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	116829
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:	410107

Detail of HOME Investment Partnerships Program Activities

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

Table 12
Summary of HOME-Assisted Projects

	Project Title	Location	Budget	Expended	Balance	Page
A. Housing						
	ABCCM - Rent Assistance	Buncombe County	20,000.00	20,000.00	-	
	CHCMC - Homeowner Rehab	Madison county	35,000.00	35,000.00	35,000.00	
	CHCMC - Homeowner Rehab	Madison county	\$27,570.00	\$27,570.00	\$-	
	EC - Rent Assistance	Buncombe County	25,000.00	17,077.11	7,922.89	
	EC - Rent Assistance	City of Asheville	2,700.00	2,700.00	-	
	EC - Rent Assistance	Buncombe County	19,393.00	19,393.00	-	
	HCHH - Dodds Meadows	Henderson County	171,500.00	-	171,500.00	
	HB - Rent Assistance	Buncombe County	42,767.00	28,778.00	13,989.00	
	HB - Rent Assistance	City of Asheville	50,000.00	33,935.00	16,067.00	
	HB - Rent Assistance	Buncombe County	37,757.27	37,757.27	-	
	HAC - Mapleton/Ridgecrest	Henderson County	-	-	-	
	HAC - Oak Haven	Henderson County	1,000.00	1,000.00	-	
	HAC - Ridgecrest	Henderson County	82,320.00	54,544.00	27,776.00	
	HAC - Braeburn	Henderson County	4,756.86	3,756.86	1,000.00	
	HAC - Three Seeds	Henderson County	-	-	-	
	HACA - Rent Assistance	City of Asheville	3,676.00	-	3,676.00	

MHO - Downpayment Assistance	City of Asheville	39,200.00	38,500.00	700.00
MHO-Downpayment Assistance	Buncombe County	81,500.00	81,500.00	-
MHO - Self Help Homeownership	Buncombe County	88,128.00	88,128.00	1,000.00
MHO - Rural Home Rehab	Buncombe County	52,367.00	52,367.00	52,367.00
MHO - Larchmont	City of Asheville	175,000.00	175,000.00	-
MHO - Scattered Site	Buncombe County	49,000.00	49,000.00	29,993.42
MHO - Eagle Market Street	City of Asheville	462,600.00	462,600.00	462,600.00
MHO - Glen Rock Predevelopment	City of Asheville	1,000.00	-	1,000.00
MHO - Residences at Glen Rock Hotel	City of Asheville	175,139.00	133,000.00	42,139.00
MHO - Mars Hill Pre-Development	Madison County	25,000.00		25,000.00
OT - Rent Assistance	Buncombe County	4,099.00	4,099.00	-
WCCA - Rent Assistance	Transylvania County	16,425.75	16,425.75	-
<i>Subtotal (Housing)</i>		1692899	1382131	891730

F. Administration and Planning

COA - HOME Administration				
COA - Member Administration				
CHCM - CHDO Operating	Madison county			
WCCA - CHDO Operating				
<i>Subtotal (Administration & Planning)</i>		0	0	0

G. Unallocated

Contingeny		0	0	0
<i>Subtotal (Unallocated)</i>		0	0	0

Asheville Buncombe Community Christian Ministries -

HUD #: 1089

Status: Complete

HOME Activity Type: Tenant Based Rental Assistance

Agency: Asheville Buncombe Community Christian Ministries

Activity Location: Buncombe County

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

Accomplishments: 49 low income households received tenant based rental assistance and obtained stable housing. 49 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:	20,000.00
HOME Funds Expended This Period:	20,000.00
HOME Balance JUNE 30, 2013:	-
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	12922
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:	0
TOTAL Project Funds Expended This Period:	32922

Community Housing Coalition of Madison County -

HUD #:

Status: Underway

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

Budget Information:

HOME Funds Budgeted This Period:	35,000.00
HOME Funds Expended This Period:	35,000.00
HOME Balance JUNE 30, 2013:	35,000.00
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:	0
TOTAL Project Funds Expended This Period:	35000

Community Housing Coalition of Madison County -

HUD #: 1038

Status: Completed

HOME Activity Type: Single-family Rehabilitation
Agency: Community Housing Coalition of Madison County
Activity Location: Madison county
Activity Description: Complete rural rehabilitation projects selected during 2011/12 grant year
Accomplishments: Completed 3 remaining home rehabilitations on project list that were started in June 2012: Wilde Residence (Long Branch Road); LaCourse; Delisle

Budget Information:

HOME Funds Budgeted This Period:	\$27,570.00
HOME Funds Expended This Period:	\$27,570.00
HOME Balance JUNE 30, 2013:	\$-
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:	0
TOTAL Project Funds Expended This Period:	27570

Community Housing Coalition of Madison County -

HUD #: 1045

Status:

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

Budget Information:

HOME Funds Budgeted This Period:	0
HOME Funds Expended This Period:	0
HOME Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	0
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	
Low Income Housing Tax Credits:	
TOTAL Project Funds Expended This Period:	

Eblen-Kimmel Charities -

HUD #: 1097

Status: Underway

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

Accomplishments: 110 Households received an intensive screening by Eblen and received either TBRA funding, were directed to an alternative agency funding program, or were referred to another agency or deemed ineligible. 85% remained in their home six months after initial entry into the homes. 19 low income households received tenant based rental assistance through HOME funding (38 households through non-HOME funding) and obtained stable housing.

Budget Information:

HOME Funds Budgeted This Period:	25,000.00
HOME Funds Expended This Period:	17,077.11
HOME Balance JUNE 30, 2013:	7,922.89
State/Local Funds Expended This Period:	75589.48
Other Federal Funds Expended This Period:	3135
Non-Federal Funds Expended This Period:	3106
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	98907.59

Eblen-Kimmel Charities -

HUD #: 1028

Status: Complete

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

Accomplishments: 8 Households received an intensive screening by Eblen and received either TBRA funding, were directed to an alternative agency funding program, or were referred to another agency or deemed ineligible. 85% remained in their home six months after initial entry into the homes. (Pro-rated). 3 low income households received tenant based rental assistance through HOME funding and obtained stable housing.

Budget Information:

HOME Funds Budgeted This Period:	2,700.00
HOME Funds Expended This Period:	2,700.00
HOME Balance JUNE 30, 2013:	-
State/Local Funds Expended This Period:	29813
Other Federal Funds Expended This Period:	2445
Non-Federal Funds Expended This Period:	2420
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	37378

Eblen-Kimmel Charities -

HUD #: 1035

Status: Complete

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

Accomplishments: 39 Households received an intensive screening by Eblen and received either TBRA funding, were directed to an alternative agency funding program, or were referred to another agency or deemed ineligible. 85% remained in their home six months after initial entry into the homes. (Pro-rated). 20 low income households received tenant based rental assistance through HOME funding and obtained stable housing.

Budget Information:

HOME Funds Budgeted This Period:	19,393.00
HOME Funds Expended This Period:	19,393.00
HOME Balance JUNE 30, 2013:	-
State/Local Funds Expended This Period:	13120
Other Federal Funds Expended This Period:	2445
Non-Federal Funds Expended This Period:	2420
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	37378

Henderson County Habitat for Humanity -

HUD #: 1036

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Henderson County Habitat for Humanity
Activity Location: Henderson County
Activity Description: Use of HOME and other funding sources to install subdivision infrastructure for Phase 1 of the Dodd Meadows Subdivision, which will eventually contain 88 lots with single family affordable homes occupied by families with incomes between 31% and 60% of average median income. HOME funding will be specifically used for roads, curbs, sidewalks, and water and sewer lines.

Accomplishments: Initial grading on the Phase I site has been completed and road has been laid out. Seven homes are in various stages of construction and it is expected that all will be completed before December 12, 2013

Budget Information:

HOME Funds Budgeted This Period:	171,500.00
HOME Funds Expended This Period:	-
HOME Balance JUNE 30, 2013:	171,500.00
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	85500
Non-Federal Funds Expended This Period:	25000
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	110500

Homeward Bound of Asheville -

HUD #: 1086

Status: Underway

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

Accomplishments: Homeward Bound provided short- or medium-term financial assistance and housing stabilization services to prevent homelessness for 7 households (14 Individuals) and to rapidly rehouse 26 households (49 individuals) in operating year.

Budget Information:

HOME Funds Budgeted This Period:	42,767.00
HOME Funds Expended This Period:	28,778.00
HOME Balance JUNE 30, 2013:	13,989.00
State/Local Funds Expended This Period:	40000
Other Federal Funds Expended This Period:	81543
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:	0
TOTAL Project Funds Expended This Period:	150321

Homeward Bound of Asheville -

HUD #: 1091

Status: Underway

HOME Activity Type:	Tenant Based Rental Assistance
Agency:	Homeward Bound of Asheville
Activity Location:	City of Asheville
Activity Description:	Provides rent support for chronically homeless or other hard-to-serve individuals and families entering permanent housing. HB offers intensive support services (supported through CDBG) to help households remain in stable housing. The program need and purpose are important elements in implementing the community's 10-Year Plan to End Homelessness.
Accomplishments:	17 households (19 individuals) benefitted from tenant-based rental assistance through HOME funds. These individuals moved from homelessness to permanent housing and/or received case management in order to help them maintain housing long-term. 5 clients have disability income and 7 had permanent employment.

Budget Information:

HOME Funds Budgeted This Period:	50,000.00
HOME Funds Expended This Period:	33,935.00
HOME Balance JUNE 30, 2013:	16,067.00
State/Local Funds Expended This Period:	323189.51
Other Federal Funds Expended This Period:	544981.53
Non-Federal Funds Expended This Period:	122548.48
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	1024654.52

Homeward Bound of Asheville -

HUD #: 1031

Status: Complete

HOME Activity Type:	Tenant Based Rental Assistance
Agency:	Homeward Bound of Asheville
Activity Location:	Buncombe County
Activity Description:	Provides rent support for chronically homeless or other hard-to-serve individuals and families entering permanent housing. HB offers intensive support services (supported through CDBG) to help households remain in stable housing. The program need and purpose are important elements in implementing the community's 10-Year Plan to End Homelessness.
Accomplishments:	15 households (17 individuals) benefitted from tenant-based rental assistance through HOME funds. These individuals moved from homelessness to permanent housing and/or received case management in order to help them maintain housing long-term. 6 clients have disability income and 6 had permanent employment.

Budget Information:

HOME Funds Budgeted This Period:	37,757.27
HOME Funds Expended This Period:	37,757.27
HOME Balance JUNE 30, 2013:	-
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:	0
TOTAL Project Funds Expended This Period:	37757.27

Housing Assistance Corporation -

HUD #: 967

Status: Complete

HOME Activity Type: Single-family New Construction
Agency: Housing Assistance Corporation
Activity Location: Henderson County
Activity Description: Housing Assistance Corporation will develop 32 single family homes over 6 phases. The HOME funding provided by this grant will support the construction of 11 HOME-assisted units in Phases 1, 2, and 3 to be sold to families earning less than 80% of the area median income.

Accomplishments: Nine low-income households were enabled to become homeowners, resulting in housing stability and opportunity for wealth creation through sweat equity and market appreciation. Of the nine, 5 will complete the units for this HOME funding report. (The other 4 are reported in the next HOME funds report for this project.)

Budget Information:

HOME Funds Budgeted This Period:	-
HOME Funds Expended This Period:	-
HOME Balance JUNE 30, 2013:	-
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	697990
Non-Federal Funds Expended This Period:	1682.78
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	699672.78

Housing Assistance Corporation -

HUD #: 968

Status: Complete

HOME Activity Type: Multi-family Rental Construction
Agency: Housing Assistance Corporation
Activity Location: Henderson County
Activity Description: Housing Assistance Corporation, acting as a Community Housing Development Organization (CHDO) will construct fifty-six (56) multifamily affordable rental units for low-income seniors, eleven (11) of which will be designated as HOME-assisted units. Six (6) of these units will be reserved for low-income persons with disabilities.

Accomplishments: 55 low income seniors or people with disabilities obtained access to an affordable, energy efficient rental unit during the reporting period.

Budget Information:

HOME Funds Budgeted This Period:	1,000.00
HOME Funds Expended This Period:	1,000.00
HOME Balance JUNE 30, 2013:	-
State/Local Funds Expended This Period:	937117
Other Federal Funds Expended This Period:	524723
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:	0
TOTAL Project Funds Expended This Period:	1462840

Housing Assistance Corporation -

HUD #: 1037

Status: Underway

HOME Activity Type: Single-family New Construction

Agency: Housing Assistance Corporation

Activity Location: Henderson County

Activity Description: Housing Assistance Corporation will develop 32 single family homes over 6 phases. The HOME funding provided by this grant will support the construction of 11 HOME-assisted units in Phases 1, 2, and 3 to be sold to families earning less than 80% of the area median income.

Accomplishments: Nine low-income households were enabled to become homeowners, resulting in housing stability and opportunity for wealth creation through sweat equity and market appreciation. Of the nine, 4 are funded by these HOME funds.

Budget Information:

HOME Funds Budgeted This Period:	82,320.00
HOME Funds Expended This Period:	54,544.00
HOME Balance JUNE 30, 2013:	27,776.00
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	577446
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:	0
TOTAL Project Funds Expended This Period:	631990

Housing Assistance Corporation -

HUD #: 1040

Status: Underway

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

Budget Information:

HOME Funds Budgeted This Period:	4,756.86
HOME Funds Expended This Period:	3,756.86
HOME Balance JUNE 30, 2013:	1,000.00
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	1498.12
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	5254.98

Housing Assistance Corporation -

HUD #: 774

Status: Complete

HOME Activity Type: Single-family New Construction
Agency: Housing Assistance Corporation
Activity Location: Henderson County
Activity Description: Project is currently under construction. One unit was completed during the reporting period. 13 project units have been completed to date. One HOME-assisted unit was completed during the reporting period. No families have been approved for the Self-Help program during the reporting period, and no homes are in various stages of construction.

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

Budget Information:

HOME Funds Budgeted This Period:	-
HOME Funds Expended This Period:	-
HOME Balance JUNE 30, 2013:	-
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	108.2
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:	0
TOTAL Project Funds Expended This Period:	108.2

Housing Authority of the City of Asheville -

HUD #: 1029

Status: Underway

HOME Activity Type: Tenant Based Rental Assistance
Agency: Housing Authority of the City of Asheville
Activity Location: City of Asheville
Activity Description: Provided security and utility deposit assistance to low and moderate income families.
Accomplishments: Provided security and utility deposit assistance to 9 low/moderate income households.

Budget Information:

HOME Funds Budgeted This Period:	3,676.00
HOME Funds Expended This Period:	-
HOME Balance JUNE 30, 2013:	3,676.00
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:	0
TOTAL Project Funds Expended This Period:	0

Mountain Housing Opportunities -

HUD #: 1032

Status: Underway

HOME Activity Type: Downpayment Assistance
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Activity Description: Downpayment Assistance Loans were provided to income-qualifying households for first time homebuyers.
Accomplishments: Provided downpayment assistance to 3 households (7 individuals) with income less than 80 percent of median income within Buncombe County.

Budget Information:

HOME Funds Budgeted This Period:	39,200.00
HOME Funds Expended This Period:	38,500.00
HOME Balance JUNE 30, 2013:	700.00
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	399332.42
HOME Program Income Expended This Period:	800
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	438632.42

Mountain Housing Opportunities -

HUD #: 1033

Status: Complete

HOME Activity Type: Downpayment Assistance
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Activity Description: Downpayment Assistance Loans were provided to income-qualifying households for first time homebuyers.
Accomplishments: Provided downpayment assistance to 5 households (11 individuals) with income less than 80 percent of median income within Buncombe County.

Budget Information:

HOME Funds Budgeted This Period:	81,500.00
HOME Funds Expended This Period:	81,500.00
HOME Balance JUNE 30, 2013:	-
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	629671.74
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	711171.74

Mountain Housing Opportunities -

HUD #: 837

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Activity Description: Construct twelve (12) new affordable homes using the USDA mutual self help method.
Accomplishments: First group of six (6) homes near completion.

Budget Information:

HOME Funds Budgeted This Period:	88,128.00
HOME Funds Expended This Period:	88,128.00
HOME Balance JUNE 30, 2013:	1,000.00
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	109000
Non-Federal Funds Expended This Period:	30000
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	227128

Mountain Housing Opportunities -

HUD #: 971

Status: Underway

HOME Activity Type: Single-family Rehabilitation
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Activity Description: To rehabilitate up to one (1) unit owned and occupied by households earning less than 50% AMI.
Accomplishments: Environment Review completed. No other activity.

Budget Information:

HOME Funds Budgeted This Period:	52,367.00
HOME Funds Expended This Period:	52,367.00
HOME Balance JUNE 30, 2013:	52,367.00
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:	0
TOTAL Project Funds Expended This Period:	52367

Mountain Housing Opportunities -

HUD #: 974

Status: Complete

HOME Activity Type: Multi-family Rental Construction
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Activity Description: Construct sixty (60) multifamily affordable rental units in North Asheville. Nien (9) units will be HOME assisted.
Accomplishments: Sixty (60) LMI households will gain access to affordable housing through the creation of safe, decent and affordable units.

Budget Information:

HOME Funds Budgeted This Period:	175,000.00
HOME Funds Expended This Period:	175,000.00
HOME Balance JUNE 30, 2013:	-
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	3542809
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	394583
TOTAL Project Funds Expended This Period:	4112392

Mountain Housing Opportunities -

HUD #: 1034

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Mountain Housing Opportunities
Activity Location: Buncombe County
Activity Description: MHO to construct three (3) new homes for low income residents.
Accomplishments: First home is under construction and second home has been prepped.

Budget Information:

HOME Funds Budgeted This Period:	49,000.00
HOME Funds Expended This Period:	49,000.00
HOME Balance JUNE 30, 2013:	29,993.42
State/Local Funds Expended This Period:	44400
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:	0
TOTAL Project Funds Expended This Period:	93400

Mountain Housing Opportunities -

HUD #:

Status: Underway

HOME Activity Type: Multi-family Rental Construction
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Activity Description: Construction of sixty-two affordable rental apartments for LMI.
Accomplishments: Final design completed.

Budget Information:

HOME Funds Budgeted This Period:	462,600.00
HOME Funds Expended This Period:	462,600.00
HOME Balance JUNE 30, 2013:	462,600.00
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:	0
TOTAL Project Funds Expended This Period:	462600

Mountain Housing Opportunities -

HUD #: 1050

Status: Underway

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

Accomplishments: All designs and plans were completed, building permits were issued on December 5, 2012, all financing is in place and construction began the week of December 5, 2012.

Budget Information:

HOME Funds Budgeted This Period:	1,000.00
HOME Funds Expended This Period:	-
HOME Balance JUNE 30, 2013:	1,000.00
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:	0
TOTAL Project Funds Expended This Period:	0

Mountain Housing Opportunities -

HUD #: 1096

Status: Underway

HOME Activity Type: Multi-family Rental Rehabilitation
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Activity Description: MHO will engage in tasks that support the planning, financing, preconstruction, construction, and lease-up of Twenty-Two (22) affordable rental units for low to moderate income households.
Accomplishments: Construction of Twenty-Two (22) rental units began on December 5, 2012. The estimated completion date is September 26, 2013.

Budget Information:

HOME Funds Budgeted This Period:	175,139.00
HOME Funds Expended This Period:	133,000.00
HOME Balance JUNE 30, 2013:	42,139.00
State/Local Funds Expended This Period:	587000
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	973983
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	0
Low Income Housing Tax Credits:	0
TOTAL Project Funds Expended This Period:	1693983

Mountain Housing Opportunities -

HUD #:

Status: Underway

HOME Activity Type: Predevelopment Loan
Agency: Mountain Housing Opportunities
Activity Location: Madison County
Activity Description: Pre-development activities for a 48 unit affordable apartment complex.
Accomplishments: The following pre-development activities have been completed: Survey, site plan, schematic plans, tax credit application, rezoning. The site was deemed feasible for affordable apartments.

Budget Information:

HOME Funds Budgeted This Period:	25,000.00
HOME Funds Expended This Period:	25,000.00
HOME Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	47264
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:	47264
TOTAL Project Funds Expended This Period:	

OnTrack -
HUD #: 1030
Status: Complete

HOME Activity Type: Tenant Based Rental Assistance
Agency: OnTrack
Activity Location: Buncombe County
Activity Description: HOME funds provided tenant based rental assistance (TBRA) to eligible clients to enable access to safe, decent and affordable rental housing.
Accomplishments: Three very low- or low-income households received tenant based rental assistance to help with security deposits, utility deposits, first month's rent, and/or up to 100% of three additional months' rent.

Budget Information:

HOME Funds Budgeted This Period:	4,099.00
HOME Funds Expended This Period:	4,099.00
HOME Balance JUNE 30, 2013:	-
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:	0
TOTAL Project Funds Expended This Period:	4099

Western Carolina Community Action -

HUD #: 1053

Status: Completed

HOME Activity Type: Tenant Based Rental Assistance

Agency: Western Carolina Community Action

Activity Location: Transylvania County

Activity Description: HOME funds provided tenant based rental assistance (TBRA) in the form of rental security deposits and utility deposits to low-income clients to enable access to safe, decent and affordable rental housing.

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

Budget Information:

HOME Funds Budgeted This Period:	16,425.75
HOME Funds Expended This Period:	16,425.75
HOME Balance JUNE 30, 2013:	-
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:	16425.75
TOTAL Project Funds Expended This Period:	

Western Carolina Community Action -

HUD #: 1044

Status:

HOME Activity Type: CHDO Operating
Agency: Western Carolina Community Action
Activity Location:
Activity Description:
Accomplishments:

Budget Information:

HOME Funds Budgeted This Period:	0
HOME Funds Expended This Period:	0
HOME Balance JUNE 30, 2013:	0
State/Local Funds Expended This Period:	0
Other Federal Funds Expended This Period:	0
Non-Federal Funds Expended This Period:	0
HOME Program Income Expended This Period:	0
CHDO Proceeds Expended This Period:	0
Recaptured Funds Expended This Period:	
Low Income Housing Tax Credits:	
TOTAL Project Funds Expended This Period:	

Section X - List of Housing Activities and Maps

Map 1 - Housing Activities Within City of Asheville

Green Opportunities - GO Team Weatherization Assistance and Apprenticeship Program

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

Total Units 25

OnTrack Financial Education and Counseling - Tenant Based Rental Assistance

Operated from 50 South French Broad

35	Ave.	28801	964829238100000	3	HOME
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Homeward Bound - Tenant Based Rental Assistance

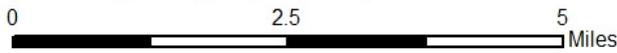
36	Operated from 218 Patton Avenue	28801	964819672200000	54	HOME
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Housing Authority of the City of Asheville - Tenant Based Rental Assistance

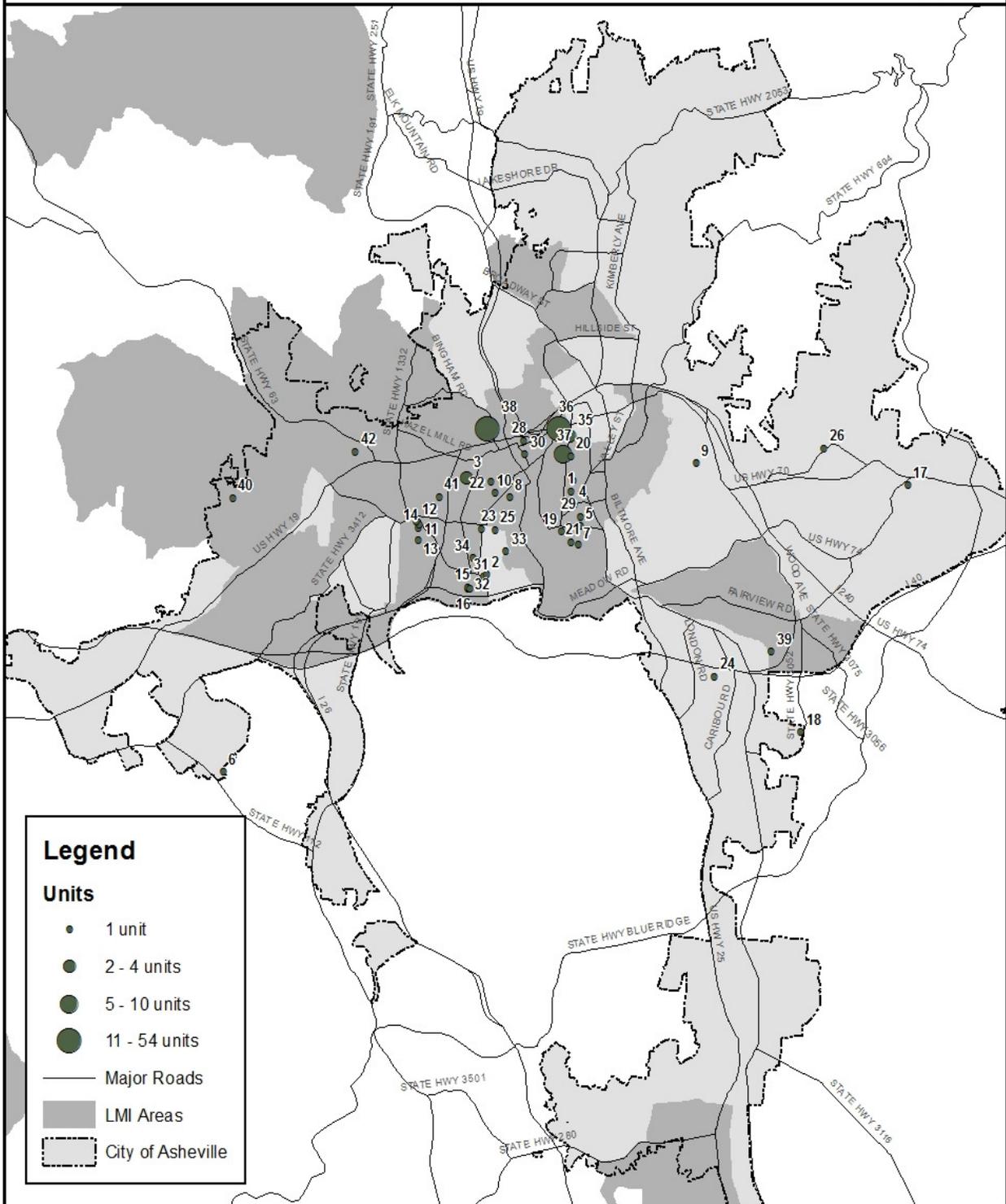
	Operated from 165 S. French Broad				
37	Ave	28801	964818826700000	9	CDBG
Eblen Charities - Tenant Based Rental Assistance					
38	Operated from 50 Westgate Parkway	28806	963879461600000	42	HOME
Mountain Housing Opportunities - Down Payment Assistance in Asheville					
39	136 Crayton Creek Way	28803	965747112600000	1	CDBG
40	9 Rudy Road	28806	962825387300000	1	CDBG
41	102 Burton Street	28806	963845584900000	1	CDBG
42	51 Laurel Loop	28806	962898549300000	1	CDBG
			Total Units	4	

Completed Housing Activities within the City of Asheville

2012-2013
(Excluding Emergency Repairs)



Prepared by the City of Asheville
Community Development Division
September 2013



Section X - List of Housing Activities and Maps

Map 2 - Housing Activities Outside the City of Asheville

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

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

Housing Assistance Corporation - Three Seeds

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

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

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

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

33	Operated from 24 Cumberland Avenue	28801	964921261400000	49	HOME
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Section X and Maps

Map 3 Emergency Repair

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

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

Section XI Beneficiary Data and Financial Summaries

Table 13 – Race & Income Characteristics of CDBG Program Beneficiaries

	AAHH - Housing Services	ABCCM - Rent Assistance	COA - Emma Sidewalks	COA - N. Louisiana Sidewalks	COA - Transit Infrastructure	EC - Housing Services	GO - Weatherization	GO - Training Team	HM - Crisis Stabilization	HB - AHOPE Homeless Programs	HB - Housing Services	MBW - Micro Business Development	MBC - Micro Business Loans	MHO - Downpayment Assistance	MHO - Housing Services	MHO - Emergency Repair Tier I	MHO - Emergency Repair Tier II	OT - Financial Education	PLS - Homelessness Prevention	TOTALS	
Persons or H'holds:																					
Race				See next column																	
White	10	30			6068	99	22	14	91	2253	230	98	4	5	35	15	3	1062	761	10800	
Black/African Am.	2	15			323	67	12	52	33	849	68	12			24	9	2	282	366	2116	
Asian		1			35				2	3					1			17	2	61	
Am. Indian/AK Native							1		1	39	7							5	20	73	
Hawaiian/Pacific Is.									1	7	3							7		18	
Am Ind/AK Nat & Wh.						10				15								30		55	
Asian & White						52			1									13		66	
Afr. Am. & White		3				20		3	2	70								14		112	
Am.Ind/AK Nat. & Bl.									1									28		29	
Other/Multi-Racial						158			28	29	16	4						43	97	375	
Don't Know/Refused																		12	15	27	
Total	12	49	2323	0	6666	166	35	69	160	3265	324	114	4	5	60	24	5	1513	1261	16055	
Hispanic Ethnicity	3			See next column					23	78	14	7	2					72	57	256	
																					0
Income																					0
Ext. Low (< 30% AMI)		49				606	70	9	54	160	3213	320	47	2		20	15	3	322	962	5852
V. Low (31%-50% AMI)	8					1778	96	15	10		52	4	33			32	9	2	338	211	2588
Low (51% - 80% AMI)	4					1061		11	6				34	2	5	8			479	88	1698
Moderate (> 80% AMI)						3221													310		3531
Total	12	49	2323	0	0	166	35	70	160	3265	324	114	4	5	60	24	5	1449	1261	9326	
Family Status & Sp. Needs				See next column																0	
Female-Headed	7	7				438	92	19	47	75	980	218	73	1	3	41	11		508	469	2989
Disabled - not elderly		6					36	10	5	37	2070	319	2			23	8	1	64	104	2685
Elderly		4					10	10	3		114	19	3			25	12	4	227	85	516
Homeless		46					54		4	160	2253					1				97	2615
AIDS / HIV+											29	5									34

Table 14 – Race and Income Characteristics of HOME Program Beneficiaries

	EC - Rent Assistance	HB - Rent Assistance	ABCCM - Rent Assistance	OT - Rent Assistance	WCCA - Rent Assistance	MHO - Downpayment Assistance	MHO - Larchmont	CHCMC - Homeowner Rehab	HAC - Mapleton/Ridgecrest	HCHH - Dodds Meadows	HAC - Oak Haven	HAC - Three Seeds	HAC - Ridgecrest	HACA - Rent Assistance	TOTAL
Persons or H'holds:															
Race															
White	26	38	30	3	28	18	35	6	4	16	46	1	3	7	261
Black/African Am.	14	29	15		7		24			3	8		2	2	104
Asian			1				1								2
Am. Indian/AK Native															0
Hawaiian/Pacific Is.															0
Am Ind/AK Nat & Wh.		3													3
Asian & White	2														2
Afr. Am. & White			3		1										4
Am.Ind/AK Nat. & Bl.															0
Other/Multi-Racial											1				1
Total	42	70	49	3	36	18	60	6	4	19	55	1	5	9	377
Hispanic Ethnicity											1				1
Income															
Ext. Low (< 30% AMI)	19	56	49	1	23		20	4			50			9	231
V. Low (31%-50% AMI)	23	14		2	10	3	32			19	5	1	2		111
Low (51% - 80% AMI)					3	15	8	2	4				3		35
Moderate (> 80% AMI)															0
Total	42	70	49	3	36	18	60	6	4	19	55	1	5	9	377
Family Status & Sp. Needs															
Female-Headed	16	34	7	2	17	5	41	2	2	4	17	1	2	6	156
Disabled - not elderly	7	42	6	1	6		23	4			37		1	2	129
Elderly	7	1	4				25			1				1	39
Homeless	14	62	46		18		1								141
AIDS / HIV+															0

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

Tenure by Age & Income:		Asheville			Buncombe	Henderson	Madison	Transylvania	Totals
		Rehab	New Con.	Other	Other	New Con.	Rehab	Other	
RENTERS:								0	
Elderly Renters:								0	
Percent of Area Median Income	0-30%		9	4	23	33		69	
	31-50%	2	13	3		4		22	
	51-80%		3					3	
Total Elderly:		2	25	7	23	37	0	0	94
Non-Elderly Renters:								0	
Percent of Area Median Income	0-30%	3	11	15	43	17		23	112
	31-50%	3	19	20	16	1		10	69
	51-80%	2	5					3	10
Total Non-Elderly		8	35	35	59	18	0	36	191
TOTAL RENTERS:		10	60	42	82	55	0	36	285
OWNERS:								0	
Elderly Owners:								0	
Percent of Area Median Income	0-30%	12			45			57	
	31-50%	10				1		11	
	51-80%	3						3	
Total Elderly:		25	0		45	1	0	0	71
Non-Elderly Owners:								0	
Percent of Area Median Income	0-30%	9					4	13	
	31-50%	14			3	11		28	
	51-80%	6		5	15	14	2	42	
Total Non-Elderly		29	0	5	18	25	6	0	83
TOTAL OWNERS:		54	0	5	63	26	6	0	154
RENTERS AND OWNERS TOTAL:		64	60	47	145	81	6	36	439

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

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

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

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

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

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

Part II: Summary of CDBG Expenditures

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

Part III: Low/Mod Benefit This Reporting Period

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

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

**Financial Summary
Community Development Block Grant Program**

A. CDBG Program Income

City of Asheville:

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

Subrecipient Program Income:

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

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

Total CDBG Program Income **297,392.06**

B. Prior Period Adjustments

Program Income not reported for CAPER FY 10/11

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

C. Loans and Other Receivables

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

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

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

E. Calculation of Balance of Unprogrammed Funds

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

Financial Summary

HOME Program

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

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

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

	UNEXPENDED BALANCE (Table 1)	1,427,293
	Prior Period Adjustments :	
	UNEXPENDED BALANCE (Table 1)	1,427,293
	LOC balance at June 30, 2012	1,317,788
ADD:	Cash on Hand:	0
	Grantee Program Income Account	3,221
SUBTRACT:		
	Grantee CDBG Program Liabilities	
	Subrecipient HOME Program Liabilities	
	Admin not drawn	6,821
TOTAL RECONCILING BALANCE:		1,314,178
	Difference	113,115

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

C. Calculation of Balance of Unprogrammed Funds

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