

CITY OF ASHEVILLE
and
ASHEVILLE REGIONAL HOUSING CONSORTIUM

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

Year Ending June 30, 2012

**Submitted to the Citizens of Buncombe,
Henderson, Transylvania and Madison Counties
and the U.S. Department of Housing and Urban Development
Due: September 28, 2011**

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ABBREVIATIONS USED IN THIS DOCUMENT

ABCCM	Asheville Buncombe Community Christian Ministry
ABCRC	Asheville-Buncombe Community Relations Council, Inc.
AMI	Area median income
CAPER	Consolidated Annual Performance and Evaluation Report (this report)
BG	Block Group (within census tract)
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)
CoC	Continuum of Care
CT	Census Tract
DPA	Down Payment Assistance
EMSDC	Eagle/Market Streets Development Corporation
FMR	Fair Market Rent
FTE	Full Time Equivalent (measure of job creation)
GO	Green Opportunities
HAC	Housing Assistance Corporation
HACA	Housing Authority of the City of Asheville
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships Act (program)
HTF	Housing Trust Fund
HUD	U.S. Department of Housing and Urban Development
LBP	Lead-based paint
LIHTC	Low Income Housing Tax Credits
LI	Low-income (below 80% of AMI)
M/F	Multi-family (housing)
MHO	Mountain Housing Opportunities, Inc.
MZDC	Mount Zion Development Corporation
N/C	New construction
NCHFA	North Carolina Housing Finance Agency
NRSA	Neighborhood Revitalization Strategy Area
S/F	Single family (housing)
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’

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“Very Low Income” = household income below 50% AMI

“Extremely Low Income” = household income below 30% AMI

CITY OF ASHEVILLE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

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

Section I: Introduction

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

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

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

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

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

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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:

- ✍ 438 units of affordable housing were assisted, comprising:
 - ? 40 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)
 - ? 32 homes received emergency repair;
 - ? 6 homes significantly rehabilitated for existing residents;
 - ? 47 homes weatherized;
 - ? 233 households received short-term rental assistance.

- ✍ 17,508 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.
 - ? 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, creating 14 new full-time jobs and retaining 68 F.T.E. jobs.
- ✍ 3 loans were made to micro-businesses, assisting in the creation of 1 new business and the expansion of 2 businesses. Four full time jobs were created as a result of this financial assistance.

Programs must be targeted primarily to households below 80% of area median income. For the reporting period, excluding administrative expenses, 100% of CDBG and HOME funds directly benefitted households at or below 80% AMI.

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

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

Income:	CDBG	HOME/ADDI	Other Funds
Unexpended Balance at July 1, 2010	868,072.80	1,098,490.58	n/a
2010 Entitlement Grant	1,335,278.00	1,454,360.00	
Program Income and Other Repayments	108,184.29	125,919.00	
Adjustments to 2009-2010	17,652.24	(150,349.33)	
Total funds Available	2,329,187.33	2,528,420.25	-
Expenditures:			
Housing	763,199.92	1,108,774.23	19,992,098.21
Economic Development	247,412.34	-	1,199,831.29
Public Services & Fair Housing	199,857	-	2,231,660.82
N'hood Improvements & Infrastructure	105,538.83	-	-
Debt Services	-	-	65,472.50
Planning & Administration	261,666.44	236,419.94	62,637.00
Total Expended:	1,577,674.56	1,345,194.17	23,551,699.82
Unexpended Balance at June 30, 2011	751,512.77	1,183,226.08	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 \$8.06 was leveraged from other sources in FY 2010-2011.**

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 397 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. We have met or exceeded total targets for the first year period in every category. 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	Annual Targets	5 year Targets	Achievements		
			FY 2011	FY 2012	5 Year Percentage
New construction (or rehab) for homeownership	15	75	16	40	75%
Rehabilitation or repair of owner-occupied units	40	200	50	85	68%
New construction for rental*	100	500	128	72	40%
Rehabilitation/Repair of rental units	25	125	0	0	0%
Homeownership Assistance (Down payment assistance)	10	50	24	8	64%
Rent or Relocation Assistance	50	250	179	233	165%
Total units	240	1200	397	438	70%

In addition to the units listed above, at least another 189 units were provided that did not use or were not directly leveraged with CDBG or HOME funds. They are as follows:

- ✍ 10 new affordable rental units were assisted with Housing Trust Funds.
- ✍ 37 new affordable single-family homes were assisted under the City's fee rebate program.
- ✍ 142 emergency repairs were completed by MHO in Asheville & Buncombe County that were not Asheville CDBG-assisted.
- ✍ 12 Households became first-time homebuyers assisted by MHO with non CDBG and HOME resources.
- ✍ This year, 14 units from Weirbridge and 12 units from Verde Vista were created as affordable units in exchange for additional zoning density. These units are deed restricted for 10 years and represent an increase in the affordable housing stock achieved without the use of monetary resources.

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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 343 housing beneficiaries listed in Table 15, 61 (17%) were elderly and 212 (62%) had incomes below 30% of area median. 266 were disabled but not elderly. CDBG-funded housing-related services (Table 13) helped 2,415 persons, of whom 614 were extremely-low-income persons, 256 disabled non-elderly persons, 248 elderly persons, and 237 homeless persons. 2,779 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 routine 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

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Table 3 - Update on Public Housing Units - June 2011

	Units	Vacant units**	Waiting List	HUD capital funding (change)	HUD operating funding (change)
Asheville	1534	67	606	\$2,115,512	\$7,020,920
Hendersonville	375	12	127	\$560,497	\$779,572
Brevard	Agency did not report.				
Hot Springs	60	0	9	\$86,135	\$152,424
Mars Hill	47	1	30	\$67,263	\$120,000
Madison County	40	0	8	\$64,911	\$144,412

** 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.

Table 4 - Update on Section 8 Housing Choice Voucher Programs

	# of Vouchers	Waiting List	% returned unused **	HUD funding in 2006-07	Section 8 Homeownership***
Asheville & Buncombe	1355	1742	20%	\$7,243,051	6
Henderson & Transylvania *	646	1212	49%	\$3,088,384	12
Madison County	191	28	67%	\$845,124	0

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

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

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

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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 8 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 September, 2012.
3. Other City departments, including the Police Department, Sanitation Division, and Public Works Department have also worked closely with the Housing Authority on a number of **crime prevention and neighborhood improvement projects**. A joint policing program between the City and Housing Authority was in the planning stages this year.

Homelessness

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

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

Despite the downturn in the economy and stresses to mental health, justice, and health care systems, the strategies implemented through the 10-Year Plan to end homelessness have helped keep the number of people experiencing homelessness from

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exploding and minimized the impact of chronic homelessness on individuals and the community.

Supportive Housing Services & Financial Assistance:

? The Chronic Homeless Team, a sub-group of the Advisory Committee, has housed over 90 people experiencing chronic homelessness with an 86% retention rate. 90% 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 an agency in the Asheville-Buncombe Continuum of Care. 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 City of Asheville and Buncombe County participated in the VA Homeless Summit in which the VA gathered input and laid groundwork to implement its 5-year Plan to End Veteran Homelessness. Since that meeting, a hotline for homeless veterans has opened, an outreach worker is stationed at the courthouse, and an additional 25 Veterans Supportive Housing Vouchers (VASH) were released to the Charles George VA, bringing the number of vouchers available to homeless veterans and their families up to 95.

? \$22,261 in new funding was granted to the Asheville-Buncombe Continuum of Care for permanent, supportive housing. This is in addition to the \$962,469 in renewal grants that fund services and housing for people who are experiencing homelessness.

? \$333,425 in Homeless Prevention and Rapid Re-Housing funds were used to prevent or end homeless for 378 people in 159 households.

? \$154,000 in funding from Buncombe County supported homelessness through SOAR, Case Management, and the Homeless Management Information System/Homeless Initiative.

Data Collection

? Asheville-Buncombe participated in the Annual Homeless Assessment Report for the second time. All agencies funded by federal, state, and local grants now enter data into the HMIS system.

? A team from Asheville and Buncombe County collected system-wide data that allowed them to participate in a HEARTH Conference which measured community-wide outcomes and provided techniques in cost-benefit and outcomes analysis based on new federal homeless legislation (HEARTH)

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Table 5- CDBG and HOME Funding to Address Homelessness

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

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Fair Housing

In May of 2011, the Asheville City Council designated the North Carolina Human Relations Commission 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 ...

The City and the State are working together to develop an outreach and marketing plan, and to develop education and training information for fair housing in Asheville and Buncombe County. A fair housing conference and training is tentatively planned for November 2011.

ABCRC is now restructuring its organization. Funding from the City and County is pending this reorganization, with a proposed program of work under consideration. The City recognizes the value of an organization dedicated to human rights and diversity, and hopes that ABCRC is able to resolve the repercussions of mismanagement to continue to serve the community.

The City is now partnered with the Land of Sky Regional Council (LOS) in the development of a new Analysis of Impediments to Fair Housing. LOS is the lead agency for the five county Western North Carolina Livable Communities Initiative, funded by HUD in its 2010 Sustainable Communities Regional Planning Grant program. As part of its funded initiative, LOS agreed to act as lead agency to create an Analysis of Impediments for the five counties, which includes the four counties and municipal participants in the Asheville Regional Housing Consortium, and Haywood County. The Consortium is contributing matching funds to the Analysis. Benchmark LLC was chosen as the primary contractor to develop the Analysis, which is now in draft form, and is expected to be completed by November 1.

The 2006 **Analysis of Impediments to Fair Housing Choice** identified eight principal impediments:

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

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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 2010-2011, the City of Asheville and the HOME Consortium members committed fifty-two percent (45%) of CDBG program funds and 100 percent (100%) of HOME program funds (minus administration) to 24 projects and housing services that would produce a projected 442 affordable housing units. Projects are located throughout the Consortium area.

The 2008 Affordable Housing Plan which outlined proposed policy change and initiatives designed to lead to more affordable housing creation, received a boost this year when the Asheville City Council agreed to authorize a new Affordable Housing Advisory Committee for the City. Membership has been appointed and the group will have its first meeting in October 2011.

The City completed work this year on its sustainable projects amendment to the Unified Development Ordinance which allows for greater density in most areas of the City within 1/8 mile of public transportation. The City also established its Land Use Incentive Grant program. Both of these initiatives are explained in more depth on page 22.

As part of foreclosure proceeding on property in which the City held a Housing Trust Fund interest, the City purchased 16 acres. This site has been optioned to Asheville Habitat for Humanity, and will be developed by Habitat for at least 55 affordable single family homes. A portion of the City's investment will be structured as 'silent' second mortgages in the individual houses, to be repaid only when the home is sold to a household earning more than 80% of median income. The property is due to sell in November 2011, for home construction in 2013.

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

The City provided CDBG funding to the Asheville-Buncombe Community Relations Council (ABCRC) for the education and outreach on fair housing issues and the investigation and resolution of fair housing complaints. ABCRC identified the need for an investigator to conduct education, outreach and investigation activities to the Hispanic/Latino community. Housing investigations for the coming year will be

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performed by the North Carolina Human Relations Commission, which does have a Spanish-speaking investigator.

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Impediment # 5 - Zoning regulations restricting multi-family or special needs housing

As mentioned above, changes in the City's development ordinances now allow for greater residential density for affordable housing developments in transit corridors.

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

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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-R loans. 91% of beneficiaries assisted were low-income. Eight percent (8%) 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 2010-2011 Action Plan also included funds to assist Moog, Inc., an electronics musical instrument manufacturer, expand its facility and increase employment. Moog later chose not to use CDBG funds for its project.

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

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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 that supported the following economic development goals. 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 RADTIP (River Arts District Improvement Project; Preliminary Engineering for a 2.2-mile section of the Wilma Dykeman RiverWay Master Plan) planning activities over the past twelve months.

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

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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.

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

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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

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			Parent involvement increases	# parents attending meetings, trainings or volunteer in program	20	N/A
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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 key 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 is also 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 all HOME funds (minus Admin funds) and 52% of CDBG funds to affordable housing projects and related services, the City appropriated an additional \$300,000 in July 2011 for its Housing Trust Fund (HTF). \$507,000 was

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allocated this year to two projects which will produce 28 affordable rental units when complete:

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Table 8 - Housing Trust Fund Loans Activity in 2011-2012

Housing Trust Fund Loans Approved FY 2011-2012

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

Housing Trust Fund Loans Closed and Disbursed 2011-2012

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

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

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

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

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

Land Use Incentive Program Grants

? Conditionally awarded two Land Use Incentive Program (LUIP) grants for rental housing developments located in the City. If built as proposed, the two projects will create ...

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.

Actions to Reduce the Number of Persons Living in Poverty

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

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

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

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

Developing Institutional Structure and Enhancing Inter-Agency Coordination

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

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

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

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

The **United Way of Transylvania County**, in collaboration with **Western Carolina Community Action** has funded a housing coordinator position for the County, whose work includes bringing together diverse Transylvania County interests 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

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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.

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Table 9 - 2010-2011 Agencies Monitored

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Agency	Programs	Last Monitored	Type of Monitoring
Asheville Area Habitat for Humanity	Housing services	May, 2011	Progress reports
Asheville-Buncombe Community Relations Council	Fair Housing/Employment	April, 2011	On-Site: Compliance
City of Asheville (Traffic)	Emma Sidewalks	April, 2011	On-Site Inspection; Progress Reports
City Of Asheville (Transit)	Bus Stop Shelters	April, 2011	On-Site Inspection; Progress Reports
CCCS - OnTrack	Credit Counseling	June, 2011	Technical Assistance, Progress Reports
CCCS - OnTrack	Homebase Rental Assistance	April, 2011	Desk Review
Eblen Charities	Housing Services for Homeless School-Age Children	May, 2011	On-Site: Compliance
EMSDC	Eagle-Market Renaissance	March, 2011	Desk Review
EMSDC	Beulah Chapel Storm Drainage	May, 2011	On-Site Inspection
Green Opportunities	Asheville GO Weatherization	December, 2010	Desk Review
Green Opportunities	Asheville GO	December, 2010	Progress Reports
Helpmate	Domestic Violence Services	March, 2011	Progress reports
Homeward Bound	Homeless Programs	April, 2011	Progress Reports
Homeward Bound	Supportive Housing Services	April, 2011	Progress Reports
Irene Wortham Center	Adult Day Activities Building	May, 2011	On-Site Inspection
Mountain Housing Opportunities	Emergency Repair	May 2011	Inspections, targeted monitoring, Progress Reports
Mountain Housing Opportunities	Tier II Home Repair	May 2011	Progress Reports, Inspections, targeted monitoring
Mountain Housing Opportunities	Housing Services	May, 2011	Desk Review
Mountain Housing Opportunities	Down Payment Assistance	September, 2010	Technical Assistance
Mountain Biz Works	Micro-business Development, Small Business Loan Pool	November, 2010	Desk Review
Mount Zion Development Corporation	Workforce Housing	February, 2011	On-Site Review, Compliance
Pisgah Legal Services	Homelessness Prevention	April, 2011	Progress Reports
Pisgah Legal Services	Resource Development	April, 2010	Progress Reports

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Agency	Program(s)	Last Monitored	Type of Monitoring
Asheville Area Habitat	Brotherton Development	December 2010	Progress Reports
Asheville Area Habitat	Enka Hills Subdivision	February, 2011	Progress Reports
Asheville Area Habitat	Woodland Court	December, 2011	Progress Reports
Henderson County Habitat	Shuey Knolls subdivision	June, 2011	On-Site Inspection
Homeward Bound	TBRA	May, 2011	Desk Review
Housing Assistance Corporation	Oak Haven	June, 2011	On-Site Review
Housing Assistance Corporation	Mapleton-Ridge Crest Development	November, 2010	On-Site Review: Inspection, Compliance
Housing Authority of the City of Asheville	TBRA	December, 2010	On-site Review, Compliance
Community Housing Coalition of Madison County	Rural Housing Rehab	February, 2011	On-Site Inspection, Compliance
Mountain Housing Opportunities	Clingman Lofts	June, 2011	Desk Review
Mountain Housing Opportunities	Larchmont Development	March, 2011	On-site Inspection, Desk Review
Mountain Housing Opportunities	Glen Rock Apartments	January 2011	On-Site Inspection, Compliance
Mountain Housing Opportunities	Rural Housing Rehab	October, 2010	On-Site Compliance
Mountain Housing Opportunities	Self-Help Homeownership	June, 2010	Desk Review
Mountain Housing Opportunities	Rental Pre-development	March, 2011	Progress Reports
Mountain Housing Opportunities	Direct Homebuyer Assistance	January, 2011	Progress Reports
Mountain Housing Opportunities	Westmore Development	May, 2011	On-Site Inspection
VOA of the Carolinas	Skyland Apartments	November, 2010	On-Site Inspection
Western Carolina Community Action	English Hills Pre-development	June, 2011	Progress Reports

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

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

Development	Location	HUD #	Date in Service	Date of last file review	Date of last physical inspection	Agency #
Mountain Springs Apartments	Asheville	24	1996	June -2012	Aug - 2010	9001445
Laurel Bridge Apartments	Asheville	10	1996	May - 2009	May - 2009	10431
Excelsior Apartments	Brevard	116	1997	Jun - 2011	Aug - 2011	9001288
River Glen Apartments	Arden	106	1998	Sep - 2012	June - 2012	9001349
Overlook Apartments	Asheville	229	1999	Jul - 2012	Aug - 2010	9001444
Laurel Wood Apartments	Asheville	229	1999	Oct - 2010	Oct - 2010	
Wind Ridge Apartments	Asheville	360	2001	June - 2012	Aug - 2010	9001345
Dunbar Place Apartments	Asheville	495	2002	Jun - 2011	Jul - 2012	9002105
Compton Place Apartments	Asheville	512	2003	June -2012	Aug - 2010	9001397
Hillside Commons	Hendersonville	517	2003	Oct - 2011	Sep - 2011	9001398
LIFE House Apartments	Asheville	528	2004	Oct - 2010	Aug - 2011	9002117
Battery Park Apartments	Asheville	597	2005	May - 2012	June-2012	9002245
Northpoint Commons Apartments	Woodfin	510	2005	Oct - 2011	Aug - 2011	9001406
Woodfin Apartments	Asheville	631	2006	Jun - 2009	Jun - 2009	11475
Griffin Apartments	Asheville	620	2006	May - 2010	Aug - 2011	9001413
Highland View Apartments	Hendersonville	643	2006	Apr - 2010	Sep - 2011	9001411
Mainstay Manor	Hendersonville	679	2007	Aug - 2010	Aug - 2010	11757
English Hills	Brevard	641	2007	Mar - 2012	Aug - 2011	9001314
Vanderbilt Apartments	Asheville	697	2008	May - 2012	Jun - 2012	9002246
Independence Cottages	Asheville	632	2008	May - 2008	May - 2008	11474
Sugar Hill Apartments	Hendersonville	559	2008	July - 2010	Sep - 2011	9000670
Northpoint Commons Apartments II	Woodfin	564	2008	Sep - 2011	May - 2012	9001416
Crowell Park Apartments	Asheville	736	2006	Jul - 2012	May - 2010	9001412
Glen Rock Apartments	Asheville	760	2011	Feb - 2011	May - 2012	TBD
Skyland Senior	Asheville	857	2011	May - 2011	May - 2012	TBD

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Apartments Westmore Apartments	Asheville	921	2011	Nov - 2011	N/A	TBD
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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 uses 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

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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.

Affirmative Marketing

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

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

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

Table 14 shows that of the 291 households assisted with HOME funds this year, 60% were White, 37% African-American, and 3% of other minority race, and 2% were of Hispanic ethnicity (compared with a general population in the area that is 89% White,

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5% African-American and 6% other minority by race, and 6.5% Hispanic). 23 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.

Minority Business Outreach

The Minority Business Program is a function of the Office of Economic Development for the City of Asheville. For FY 2010-2011 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)

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

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

The Consortium's detailed match log for the reporting year is in development and will be reported separately to HUD within 30 days of this CAPER.

Section V: Citizen Comments

Advertisement of the availability of the draft CAPER was published in the Asheville Citizen's times on September 14th and invited questions and comments within the next 15 days. 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 first annual performance report under the Consolidated Housing & Community Development Plan for 2010-2015. Solid progress has been made to 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 **397 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. However, 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 397 units produced this year, 187 were in the City of Asheville. Excluding Tenant Based Rental Assistance units, 218 units were produced Consortium-wide, and of those, 188 were produced in Asheville. Rental housing production is the highest priority of the Consolidated Plan for Asheville and Buncombe

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County. Mountain Housing Opportunities completed and quickly leased up the Glen Rock Apartments, a 60 unit tax-credit development assisted with HOME funding and located in the East of the Riverway area. Mountain Housing Opportunities has also nearly completed the 72 unit Westmore development this year.

The Asheville Area Habitat for Humanity (AAHH) completed and sold 14 new single-family homes in its Woodland Court development, and wrapped up construction and sale in the Enka Hills subdivision with its fiftieth home. 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's Shuey Knolls single-family housing project completed the construction and sale of 4 new affordable homes, and had seven completions pending. HAC completed construction and sale of six homes in its Three Seeds project.

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 we closed \$600,000 in loans, for the production of 72 affordable units. Since the creation of the HTF in 2000, over \$7.7 million has been loaned to assist in developing 751 affordable rental and homeownership units, of which 617 have been completed.

Mountain Housing Opportunities completed 32 CDBG funded emergency repair projects on single-family homes, allowing the current residents, who are often elderly, to remain in their homes. Four HOME funded rural home rehabilitations were completed, with one in Buncombe County and three in Madison County.

Economic development efforts utilize a modest level of CDBG funds. Mountain BizWorks reported 250 clients completed the Business Foundations course, the Growth-through-Objectives (GO) Program or received Advanced Training assistance for the reporting period. The City is also engaged in a number of important economic development initiatives that do not involve CDBG funds. Of particular note is the continued progress made by the City's Office of Economic Development (OED) to support the redevelopment of City-owned property for the purposes of meeting the City's strategic and economic goals. For example, negotiations were completed this year that will enable Asheville Habitat for Humanity to purchase the City-owned Deaverview Road "Villas" site. Habitat intends to develop 50- 55 affordable single-family homes on that site in 2013-2015. The sale of the Reid Center to the Asheville Housing Authority will directly support workforce education and training for housing authority residents and other low-income city residents.

The City and Consortium continues to strongly support plans for the redevelopment of property in the deteriorated **South Pack Square** area. A partnership of the Eagle Market Streets Development Corporation (EMSDC) and Mountain Housing Opportunities has proposed a 70 unit/mixed use development there; the Consortium, County and City have committed a combined \$1.06 million of grant and loan funds and \$750,000 in

CDBG Projects

Section 108 funding to the project. Although the project did not receive Low Income Housing Tax Credits in this past year's competition, it will reapply again this year with the local funding commitments in place.

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. To support this effort, the City requires that any CDBG subrecipient or HOME agency providing services or housing for the homeless to use the HMIS system for collecting and reporting on clients served. The City began winding down the Homelessness Prevention and Rapid Re-housing Program (HPRP) funding this year. The City also coordinated the area's Continuum of Care application. 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. Use of VASH vouchers made a significant impact on assisting veterans obtain safe and affordable housing.

The Plan is now being updated by the Advisory Council and will be presented to the City and County this fall.

Barriers Having a Negative Impact

1. National economic conditions are reflected in Asheville's economy as well. Unemployment has increased, in part due to state and federal budget cuts that affect teachers, first responders and contractors. This has affected the ability of local working and non-working households to afford their housing. The demand for TBRA funding has increased, home sales are down significantly, and developments are being deferred.
2. Increasing fuel and other energy costs affect low-income families the most. Heating bills have increased, as has the cost of commuting.

CDBG Projects

3. Rents have not increased as rapidly as prices, but HUD “Fair Market Rents” in the Consortium were increased 12% this year, except in Transylvania County
4. Federal budget cuts in CDBG and HOME have resulted in the loss of one Community Development Division staff position. 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 56% of the CDBG entitlement grant level and 81% of the HOME grant.

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

Changes in Consolidated Plan Strategies

As discussed in the narrative, fair housing investigations will no long be conducted by the Asheville Buncombe Community Relations Council, with the function now being fulfilled by the North Carolina Human Relations Commission.

Cancelled projects noted in the detail pages will result in reallocation of funds and changes in the appropriate year’s Annual Action Plans. However, none of these changes reflect significant changes in Consolidated Plan strategies.

CDBG Projects

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

Page	Project Title	\$ Budgeted	\$ Expended	\$ Balance
A. Housing				
	MHO-Emergency Repair	140,821	140,821	
	MHO-Emergency Repair Tier II	108,735	100,000	8,735
	MHO-Down Payment Assistance	124,941	97,113	27,828
	GO - Weatherization	100,000	49,062	50,938
	HB-Supportive Housing Services	35,000	35,000	-
	OnTrack HomeBase	48,750	48,750	-
	AAHH - Housing Services	75,000	70,614	4,386
	MHO - Housing Services	155,000	155,000	-
	EC - Housing Services	29,615	10,589	19,026
	MZCDC - Housing Services	50,000	34,302	15,698
	EMSDC-Renaissance 1	26,749	21,949	4,800
	MHO-Emergency Repair	140,821	140,821	-
	Subtotal (Housing)	894,610	763,200	131,411
B. Economic Development				
	MBW-Micro Business Development	133,401	133,400	1
	GO - Employment Training/MHO Employment Training	127,551	114,012	13,539
	MBC - Micro-Business Loan Fund	66,689	-	66,689
	SPS Redevelopment PIng	50,000	-	50,000
	Subtotal (Economic Development)	377,641	247,412	130,228

CDBG Projects

Page	Project Title	\$ Budgeted	\$ Expended	\$ Balance
C. Public Services & Fair Housing				
	OT - Financial Education and Counseling	35,000	35,000	-
	HB - Homeless Programs	92,097	92,097	-
	PLS - Homelessness Prevention	30,000	30,000	-
	HM - Crisis Stabilization	8,000	8,000	-
	ABCRC - Fair Housing	45,000	34,760	10,240
Subtotal (Public Services)		210,097	199,857	10,240
D. Neighborhood Improvements, Infrastructure, Public Facilities				
	COA - Beulah Chapel Storm Drainage	50,000	47,808	2,192
	IWC - Adult Day Activities Building	35,000	35,000	-
	COA - Transit Infrastructure Improvements	60,000	14,605	45,395
	COA-N. Louisiana Sidewalks	117,000	-	117,000
	COA - Transit Infrastructure Improvements	8,125	8,125	0
	COA-Emma Sidewalks	100,000	-	100,000
Subtotal (Neighborhood Improvements)		310,125	105,539	264,586
E. Debt Service				
	Section 108 Debt Service	-	-	-
Subtotal (Debt Service)		-	-	-
F. Administration and Planning				
	PLS - Resource Development	10,000	10,000	-
	COA - Administration	242,129	238,405	3,724
	COA - Homelessness Prevention	37,979	13,262	24,718
Subtotal (Administration & Planning)		290,108	261,666	28,442
G. Unallocated Funds				
	Unallocated Funds	47,172	-	47,172
Subtotal (Unallocated)		47,172	0	47,172
GRAND TOTALS		2,129,754	1,577,675	612,079

CDBG Projects

Mountain Housing Opportunities - Housing Services

HUD #: 1016

Status: Completed

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

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

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

Budget Information:

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

CDBG Projects

Asheville Area Habitat for Humanity - Woodland Court Housing Services

HUD #: 1015

Status: Completed

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

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

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

Budget Information:

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

CDBG Projects

Asheville Area Habitat for Humanity - Woodland Court Housing Services

HUD #: 945

Status: Completed

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

Budget Information:

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

CDBG Projects

Mountain Housing Opportunities - Down Payment Assistance

HUD #: 1011

Status: Underway

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

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

Budget Information:

CDBG Funds Budgeted This Period:	\$ 57,739
CDBG Funds Expended This Period:	\$ 33,000
CDBG Balance June 30, 2012:	\$ 24,739
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 186,432
CDBG Program Income Expended This Period:	\$ 70,400
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 289,832

CDBG Projects

City of Asheville - Community Development - Administration

HUD #: 1026/960/877

Status: 877 Completed/960 Completed/1026 Underway

CDBG Activity Code: 21A - General Program Management
Agency: City of Asheville - Community Development
Activity Location: N/A
Activity Description: Administration of the CDBG Program by the City of Asheville. Four CD staff undertake the functions needed to carry out the program in accordance with federal regulations, including financial management, program planning, evaluating grant requests, monitoring sub recipients, technical assistance, facilitating citizen participation, carrying out environmental reviews, and reporting on program progress.
Accomplishments: N/A

HUD Performance Outcome Statement N/A

Budget Information:

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

CDBG Projects

City of Asheville - Community Development - Homelessness Prevention

HUD #: 961/1027

Status: 961 Underway, 1027 Underway

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

HUD Performance Outcome Statement N/A

Budget Information:

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

CDBG Projects

Mountain Housing Opportunities - Down Payment Assistance

HUD #: 941

Status: Completed

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

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

Budget Information:

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

CDBG Projects

City of Asheville - Community Development - Section 108 Debt Service

HUD #:

Status: N/A

CDBG Activity Code:

Agency: City of Asheville - Community Development

Activity Location:

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

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

HUD Performance Outcome Statement N/A

Budget Information:

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

CDBG Projects

City of Asheville - Community Development - Unallocated Funds

HUD #: n/a

Status: N/A

CDBG Activity Code:

Agency: City of Asheville - Community Development

Activity Location:

Activity Description: Unallocated Funds

Accomplishments: N/A

**HUD Performance Outcome
Statement**

Budget Information:

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

CDBG Projects

**Housing Authority of the City of Asheville - Lee Walker Heights
Housing Services
HUD #: 1018
Status: Underway**

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

**HUD Performance Outcome
Statement**

Budget Information:

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

CDBG Projects

Mountain BizWorks - Micro-Business Development Program

HUD #: 1019

Status: Completed

CDBG Activity Code: 18C - Micro Enterprise Assistance
Agency: Mountain BizWorks
Activity Location: City-wide
Activity Description: Mountain BizWorks provides business-planning classes and one-on-one business coaching to help low-to moderate income entrepreneurs in Asheville start and grow their businesses and create and retain jobs for themselves and others.

Accomplishments: MBW provided business-planning classes and coaching to a total of 224 clients. 211 clients participated in the Foundations business-planning course, and 13 clients received one-on-one business coaching through our GO coaching program. Of the total clients served, 46 were minorities; this includes 11 African American clients, 23 Latino clients, 3 American Indian/Alaskan Native clients, and 9 clients who identify as multi-racial. Mountain BizWorks increased its direct outreach to minorities during the 2011-2012 grant period, advertising and promoting its services via the Urban News, WRES radio, and other activities and events targeted at minorities, and also through a partnership with The BLOCK Academy/Eagle Market-Streets Development Corporation

HUD Performance Outcome Statement 224 persons participated in entrepreneurial training; 9 persons started a business and 34 persons expanded or sustained a business. These businesses created or retained a total of 82 jobs (14 jobs created and 68 jobs retained).

Budget Information:

CDBG Funds Budgeted This Period:	\$ 92,004
CDBG Funds Expended This Period:	\$ 92,004
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$
Other Federal Funds Expended This Period:	\$
Private Funds Expended This Period:	\$
CDBG Program Income Expended This Period:	\$
CBDO Proceeds Expended This Period:	\$
Total Project Funds Expended This Period:	\$ 92,004

CDBG Projects

Partners Unlimited - At-Risk Student Program

HUD #: 1057

Status: Completed

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

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

Budget Information:

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

CDBG Projects

Pisgah Legal Services - Homelessness Prevention

HUD #: 1023

Status: Completed

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

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

HUD Performance Outcome Statement

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

Budget Information:

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

CDBG Projects

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

HUD #: 942

Status: Completed

CDBG Activity Code: 14F - Energy Efficiency Improvements
Agency: Green Opportunities
Activity Location: City of Asheville
Activity Description: GO provides marketing assessment services, labor and materials in collaboration with Community Action Opportunities to weatherize the homes of 45 qualified low-income households within the target neighborhood within the City of Asheville
Accomplishments: Green Opportunities and Community Action Opportunities (CAO) continued to work in partnership to weatherize homes of low-income West Asheville, East Riverside, and South Riverside residents, while providing valuable job skills for Green Opportunities trainees. GO has faced and overcome several challenges with this program. The pacing of GO jobs being released for crews was stunted purely by the number of DOE high priority homes outside GO's area. To address this, and in an effort to work more effectively and efficiently with CAO, GO advocated for permission to extend the work area to all homes within the City of Asheville in order to increase the number of jobs GO was able to weatherize. 32 homes were weatherized during this period.
HUD Performance Outcome Statement Green Opportunities weatherized 32 homes using FY 2010-2011 CDBG funds in the current fiscal year. Two apprentices were trained.

Budget Information:

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

CDBG Projects

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

HUD #: 1012

Status: Underway

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

Budget Information:

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

CDBG Projects

Mount Zion Community Development Corporation - Workforce Housing Development Services

HUD #: 948

Status: Completed

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

Budget Information:

CDBG Funds Budgeted This Period:	\$ 15,697
CDBG Funds Expended This Period:	\$ 9,466
CDBG Balance June 30, 2012:	\$ 6,231
State/Local Funds Expended This Period:	\$ 40,572
Other Federal Funds Expended This Period:	\$
Private Funds Expended This Period:	\$ 5,097.5
CDBG Program Income Expended This Period:	\$
CBDO Proceeds Expended This Period:	\$
Total Project Funds Expended This Period:	\$ 55,136

CDBG Projects

Green Opportunities - Asheville GO- Employment Training 2010-2011

HUD #: 950

Status: Completed

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

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

Budget Information:

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

CDBG Projects

Green Opportunities - Asheville GO- Employment Training 2011-2012

HUD #: 1020

Status: Underway

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

Accomplishments:

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

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

Budget Information:

CDBG Funds Budgeted This Period:	\$ 105,804
CDBG Funds Expended This Period:	\$ 74,784
CDBG Balance June 30, 2012:	\$ 31,019
State/Local Funds Expended This Period:	\$
Other Federal Funds Expended This Period:	\$
Private Funds Expended This Period:	\$
CDBG Program Income Expended This Period:	\$
CBDO Proceeds Expended This Period:	\$
Total Project Funds Expended This Period:	\$ 74,784

CDBG Projects

**Asheville Buncombe Community Relations Council - Fair Housing
HUD #: 958**

Status: Completed

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

Budget Information:

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

CDBG Projects

**Eagle Market Street Development Corporation - Renaissance Phase
1**

HUD #: 865

Status: Completed

CDBG Activity Code: 17C - CI Building Acquisition, Construction, Rehab
Agency: Eagle Market Street Development Corporation
Activity Location: Eagle Market Street Districts, Asheville, NC
Activity Description: Construction of 60-62 units of workforce/affordable/residential rentals, rehab of two iconic/historic structures into market rate commercial office and retail space.

Accomplishments: ESMDC/MHO have moved forward with pre-development activities including: renewal of the land option, preliminary architectural design, preliminary engineering, submittal of the LIHTC application, a new market study and a new appraisal. If awarded funding, we are ready to begin the development and financing phase.

HUD Performance Outcome Statement 62 households will receive services for the purpose of accessing decent, affordable housing.

Budget Information:

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

CDBG Projects

City of Asheville - Transit Dept - Transit Improvements

HUD #: 860

Status: Underway

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

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

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

Budget Information:

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

CDBG Projects

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

HUD #: 861

Status: Underway

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

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

Budget Information:

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

CDBG Projects

City of Asheville - Emma Sidewalks

HUD #: 817

Status: Underway

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

Budget Information:

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

CDBG Projects

Mountain BizCapital - Micro-Business Loan Fund

HUD #: 767/809/845

Status: Underway

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

Budget Information:

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

CDBG Projects

**South Pack Square Redevelopment Planning - SPS Redevelopment
Plan**

HUD #: -----

Status: Cancelled

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

**HUD Performance Outcome
Statement**

Budget Information:

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

CDBG Projects

Mountain Housing Opportunities - Emergency Repair Tier II

HUD #: 1010

Status: Completed

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

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

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

Budget Information:

CDBG Funds Budgeted This Period:	\$ 69,003
CDBG Funds Expended This Period:	\$ 69,003
CDBG Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$
Other Federal Funds Expended This Period:	\$
Private Funds Expended This Period:	\$ 3,062.5
CDBG Program Income Expended This Period:	\$
CBDO Proceeds Expended This Period:	\$
Total Project Funds Expended This Period:	\$ 72,065.5

CDBG Projects

Mountain Housing Opportunities - Emergency Repair Tier I

HUD #: 1009

Status: Completed

CDBG Activity Code: 14A - Rehab, Single Unit Residential
Agency: Mountain Housing Opportunities
Activity Location: City of Asheville
Activity Description: To provide emergency home repair assistance to 20 homes within the city limits of Asheville. Funded repairs are those that present an imminent threat to life, health, safety and accessibility in the homes owned by low income elderly, disabled single parent or large families with three or more dependent children. Typical repairs that are addressed are roofing, electrical, plumbing and heating, accessibility and carpentry. Accessibility includes the installation of handicap ramps, grab bars, low rise stairs and assorted devices to assist the physically challenged.

Accomplishments: MHO completed 20 unduplicated Tier I Emergency Home Repairs to homes within the City Limits of Asheville using CDBG funds. These low income, special needs families now live in their homes safer as threats to life and health have been removed.

HUD Performance Outcome Statement 20 households receive housing repairs for the purpose of sustaining decent affordable housing

Budget Information:

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

CDBG Projects

Homeward Bound - Supportive Housing Services

HUD #: 1013

Status: Completed

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

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

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

Budget Information:

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

CDBG Projects

On Track - HomeBase Housing Services

HUD #: 1014

Status: Completed

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

Budget Information:

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

CDBG Projects

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

HUD #: 1017

Status: Underway

CDBG Activity Code: 14J - Housing Services
Agency: Eblen Charities
Activity Location: City of Asheville
Activity Description: This program provided housing services and financial assistance (including security deposits & rental payments) to Asheville Households who are at risk of homelessness and have one or more children in the City of Asheville or Buncombe County.

Accomplishments: 36 households received TBRA funding. For the CDBG/HOME program, 84% of those housed remained in their same home six months after placement. 90% of clients were in same household after three months. 55% of households received other funding from Eblen in conjuncture or as a support to TBRA funding.

HUD Performance Outcome Statement 36 households received TBRA funding through partner HOME grant programs.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 23,001
CDBG Funds Expended This Period:	\$ 13,332.4
CDBG Balance June 30, 2012:	\$ 9,668
State/Local Funds Expended This Period:	\$ 5,918
Other Federal Funds Expended This Period:	\$ 36,234
Private Funds Expended This Period:	\$
CDBG Program Income Expended This Period:	\$
CBDO Proceeds Expended This Period:	\$
Total Project Funds Expended This Period:	\$ 55,486

CDBG Projects

On Track - Financial Education and Counseling

HUD #: 1021

Status: Completed

CDBG Activity Code: 05 Public Services General

Agency: On Track

Activity Location: City of Asheville

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

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

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

Budget Information:

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

CDBG Projects

Homeward Bound - A-Hope Homeless Programs

HUD #: 1022

Status: Completed

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

Budget Information:

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

CDBG Projects

**Helpmate - Crisis Stabilization for Victims of Domestic Violence
HUD #: 1024**

Status: Completed

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

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

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

Budget Information:

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

CDBG Projects

Mountain Housing Opportunities - Emergency Repair Tier II

HUD #: 788

Status: Completed

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

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

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

Budget Information:

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

Eblen Charities - Housing Services for Homeless Age Children

HUD #: 947

Status: Completed

CDBG Activity Code: 14J - Housing Services
Agency: Eblen Charities

HOME Projects

Activity Location: City of Asheville
Activity Description: This program provided housing services and financial assistance (including security deposits & rental payments) to Asheville Households who are at risk of homelessness and have one or more children in the City of Asheville or Buncombe County.

Accomplishments: 106 individuals were enrolled into the program. All of these individuals received housing counseling support, as well as access to Eblen support. Housing was secured for 15 households with 93% receiving other funds including TBRA.

HUD Performance Outcome Statement 15 households at risk of homelessness had access to shelter services for the purpose of creating a suitable living environment.

Budget Information:

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

HOME Projects

Detail of HOME Investment Partnerships Program Activities

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

Table 12
Summary of HOME-Assisted Projects

Page	Project Title	Location	\$Budgeted	\$Expended	\$ Balance
A. Housing					
	AAHH -Downpayment Assistance	West Asheville	130,000	78,138	51,862
	On Track Financial Education and Counseling	Asheville/Buncombe County	59,845	33,507	26,338
	Hender Co. -Shuey Knolls	Henderson County	135,447	64,649	70,798
	Homeward Bound-Rent Assistance	Asheville/Buncombe County	63,228	36,794	26,434
	HAC - Mapleton/Ridgecrest	3909 Chimney Rock Rd. Edneyville, NC	150,000	150,000	-
	HAC - Oak Haven	1310 Old Spartanburg Road, Hendersonville, NC	350,000	-	350,000
	HACA - Rent Assistance	Asheville/Buncombe County	37,500	32,386	5,114
	CHCMC - Homeowner Rehab	Madison County	75,000		
	MHO - Rural Home Rehab	Buncombe County - Outside Asheville	149,550	43,783	105,767
	MHO - Down Payment Assistance	Buncombe County - Outside Asheville	60,000	31,500	28,500
	MHO - Self-Help Homeownership	Bryd Road Subdivision, Black Mountain,	70,000	69,000	1,000
	MHO - Larchmont	24 E. Larchmont Road, Asheville, NC 28804	175,000	175,000	-
	WCCA - Down Payment Assistance	Transylvania County	23,100	-	23,100
	English Hills Pre-development Loan	WCCA - English Hills	6,200	25,748	10,452
	AAHH-Brotherton Subdivision	Virginia and Brotherton Avenues, Asheville	114,000	33,765	80,235
	MHO-Direct Homebuyer Assistance	Buncombe County, outside Asheville	8,592	8,592	-

HOME Projects

	COA-Direct Homebuyer Assistance	Buncombe County, outside Asheville	32,542	32,542	-
	HACA -Tenant Based Rental Assistance	Asheville/Buncombe County	43,741	31,010	12,731
	Homeowner Rehab	Madison Co.- Homeowner Rehab	70,000	70,000	-
	Affordable Rental Housing II	MHO-Affordable Rental Housing II	37,000	37,000	-
	MHO-Self-Help Homeownership	Central Avenue, Black Mountain, Buncombe County	-	-	-
	MHO-S/F House Rehabilitation	212 Central Avenue, Black Mountain,	11,480	10,208	1,272
	MHO-Westmore Apartments	42, 43, 46, 47, 50, 51, 55 Westmore Drive, Asheville, NC	-	-	-
	WCCA-Rosman, NC	Newtown Road, Rosman, Transylvania County	100,050	5,000	95,050
	VOAC - Skyland Apartments	138 Springside Road, Asheville, NC 28806	-	-	-
	AAHH - Enka Hills/Woodland Court	Sandhill Road, Asheville and Woodland Court	1,000	1,000	-
	MHO S\F New Construction Bunc	Penley Avenue (Elk Mountain Road), Woodfin	1,000	1,000	-
	HAC - Three Seeds	Oak Grove Road, Henderson County	-	-	-
	MHO - Clingman Lofts	Clingman Avenue, Asheville	1,000	1,000	-
	MHO - East Riverside Development	Ralph and Choctaw Streets in Asheville	35,139	-	35,139
	MHO - Glen Rock Apartments	Depot Street, Asheville	-	-	-
	MHO - Housing for Veterans	Riceville Road, Asheville	3,773	-	3,773
	MHO - Self Help Homeownership	Central Avenue, Black Mountain	1,000	1,000	-
	MHO - Self Help Homeownership	Corner of Al Dorf Drive & Governor Thompson Terrace, Weaverville NC	88,128	87,128	1,000
	WCCA - English House	Locks Drive, Brevard, NC	1,000	1,000	-

HOME Projects

	HAC - Downpayment Assistance	Henderson County, operated from 602 Kanuga Rd, Hendersonville	5,570	5,570	-
	Subtotal (Housing)		2,069,885	1,108,774	961,111

HOME Projects

B. Administration and Planning					
	COA - HOME Administration	Consortium-wide	145,436	135,484	9,952
	COA-Member Administration	Consortium-wide	44,829	30,700	14,129
	MHO - CHDO Operating Expenses	Consortium-wide	17,948	17,948	
	HAC - CHDO Operating Expenses	Consortium-wide	17,948	17,948	-
	WCCA - CHDO Operating Expenses	Consortium-wide	17,818	17,818	-
	CHCMC - CHDO Operating Expenses	Consortium-wide	16,672	16,522	-
	Subtotal (Administration & Planning)		260,651	236,420	24,231
C. Unallocated Funds					
			690	0	690
Totals			2,331,226	1,345,194	986,032

HOME Projects

Eblen Charities - Tenant Based Rental Assistance - Asheville

HUD #: 1028

Status: Underway

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

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

Budget Information:

HOME Funds Budgeted This Period:	\$ 19,129
HOME Funds Expended This Period:	\$ 16,428
HOME Balance June 30, 2012:	\$ 2,700
State/Local Funds Expended This Period:	\$ 5918
Other Federal Funds Expended This Period:	\$ 33,139
Non-Federal Funds Expended This Period:	\$ 15,284
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 70,771

HOME Projects

**Eblen Charities - Tenant Based Rental Assistance _Buncombe
County**

HUD #: 1035

Status: Underway

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

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

Budget Information:

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

HOME Projects

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

HUD #: 1029

Status: Underway

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

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

Budget Information:

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

HOME Projects

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

HUD #: 1030

Status: Underway

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

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

Budget Information:

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

HOME Projects

Homeward Bound - Tenant Based Rental Assistance

HUD #: 1031

Status: Underway

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

Budget Information:

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

HOME Projects

Community Housing Coalition of Madison County - Homeowner Rehab

HUD #: 1038

Status: Underway

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

Accomplishments: Completed 3 rural home rehabilitations using HOME Funds.

Budget Information:

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

HOME Projects

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

HUD #: 881

Status: Complete

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

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

Budget Information:

HOME Funds Budgeted This Period:	\$ \$26,338
HOME Funds Expended This Period:	\$ 26,337
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$
Other Federal Funds Expended This Period:	\$
Non-Federal Funds Expended This Period:	\$
HOME Program Income	\$
CHDO Proceeds	\$
Low Income Housing Tax Credits	\$
Total Project Funds Expended This Period:	\$ 26,337

HOME Projects

Homeward Bound - Tenant Based Rental Assistance

HUD #: 966

Status: Complete

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

Budget Information:

HOME Funds Budgeted This Period:	\$26,434
HOME Funds Expended This Period:	\$ 26,433
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$
Other Federal Funds Expended This Period:	\$
Non-Federal Funds Expended This Period:	\$
HOME Program Income	\$
CHDO Proceeds	\$
Low Income Housing Tax Credits	\$
Total Project Funds Expended This Period:	\$ 26,433

HOME Projects

Community Housing Coalition of Madison County - Homeowner Rehab

HUD #: 970

Status: Complete

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

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

Budget Information:

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

HOME Projects

Mountain Housing Opportunities - Rural Home Rehab

HUD #: 937

Status: Complete

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

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

Budget Information:

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

HOME Projects

**Mountain Housing Opportunities - Self-Help Homeownership
HUD #: 973**

Status: Complete

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

Accomplishments: All 6 homes are complete and occupied

Budget Information:

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

HOME Projects

Western Carolina Community Action - Tenant Based Rental Assistance

HUD #: 1053

Status: Underway

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

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

Budget Information:

HOME Funds Budgeted This Period:	\$ \$17,325
HOME Funds Expended This Period:	\$ 899.25
HOME Balance June 30, 2012:	\$ 16,425
State/Local Funds Expended This Period:	\$
Other Federal Funds Expended This Period:	\$
Non-Federal Funds Expended This Period:	\$
HOME Program Income	\$
CHDO Proceeds	\$
Low Income Housing Tax Credits	\$
Total Project Funds Expended This Period:	\$ 899.25

HOME Projects

Mountain Housing Opportunities - Self Help Homeownership

HUD #: 837

Status: Underway

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

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

Budget Information:

HOME Funds Budgeted This Period:	\$ 1,000.00
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 1,000
State/Local Funds Expended This Period:	\$
Other Federal Funds Expended This Period:	\$ 130,471
Non-Federal Funds Expended This Period:	\$
HOME Program Income	\$
CHDO Proceeds	\$ 52,000
Low Income Housing Tax Credits	\$
Total Project Funds Expended This Period:	\$ 182,471

HOME Projects

Mountain Housing Opportunities - CHDO Operating Expenses

HUD #: 1042

Status: Completed

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

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

Budget Information:

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

HOME Projects

Housing Assistance Corporation - CHDO Operating Expenses

HUD #: 1043

Status: Completed

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

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

Budget Information:

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

HOME Projects

Western Carolina Community Action - CHDO Operating Expenses

HUD #: 1044

Status: Completed

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

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

Budget Information:

HOME Funds Budgeted This Period:	\$16,011
HOME Funds Expended This Period:	\$ 147,65.23
HOME Balance June 30, 2012:	\$ 1,245
State/Local Funds Expended This Period:	\$
Other Federal Funds Expended This Period:	\$
Non-Federal Funds Expended This Period:	\$
HOME Program Income	\$
CHDO Proceeds	\$
Low Income Housing Tax Credits	\$
Total Project Funds Expended This Period:	\$ 14,765

HOME Projects

Community Housing Coalition of Madison County - CHDO

Operating Expenses

HUD #: 1045

Status: Completed

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

Budget Information:

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

HOME Projects

**Western Carolina Community Action - Down Payment Assistance
HUD #: 975**

Status: Completed; remaininng funds transferred to new activity.

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

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

Budget Information:

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

HOME Projects

Mountain Housing Opportunities - East Riverside Development

HUD #: 793

Status: Underway

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

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

Budget Information:

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

HOME Projects

**Mountain Housing Opportunities - Down Payment Assistance -
Asheville**

HUD #: 1032

Status: Underway

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

Accomplishments: No Activity this period

Budget Information:

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

HOME Projects

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

HUD #: 1033

Status: Underway

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

Accomplishments: No Activity this period

Budget Information:

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

HOME Projects

City of Asheville - Community Development - HOME Administration

HUD #: 1041

Status: N/A

HOME Activity Type: Program Admin & Planning Capacity
Agency: City of Asheville - Community Development
Activity Location: Consortium-wide
Activity Description: Administration of the HOME Program by the City of Asheville's Community Development Division. Tasks include financial management, program planning, evaluating grant requests, monitoring CHDOs and sub recipients, providing technical assistance, and report
Accomplishments: N/A

Budget Information:

HOME Funds Budgeted This Period:	\$200,517
HOME Funds Expended This Period:	\$ 121,913
HOME Balance June 30, 2012:	\$ 78,603
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 121,913

HOME Projects

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

HUD #: 0

Status: Completed

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

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

Budget Information:

HOME Funds Budgeted This Period:	\$28,500
HOME Funds Expended This Period:	\$ 28,500
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 270,207
HOME Program Income	\$ 3,000
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 301,707

HOME Projects

City Of Asheville - Unallocated Funds

HUD #:

Status: Underway

HOME Activity Type: Unallocated Funds

Agency: City Of Asheville

Activity Location:

Activity Description: Funds which were returned from completed or terminated programs during the program year and were re-allocated for the 2010-11 program year.

Accomplishments: N/A

Budget Information:

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

HOME Projects

**Housing Assistance Corporation - Ridgecrest Single Family
Housing Development**

HUD #: 1037

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Housing Assistance Corporation
Activity Location: 3909 Chimney Rock Rd. Edneyville, NC
Activity Description: Housing Assistance Corporation will develop thirty-two (32) single family homes over six (6) Phases. The HOME funding provided by this grant will support the construction of six (6) HOME units in Phases III and IV to be sold to families earning less than 80% of the area median income.
Accomplishments: Project is currently under construction. No units were completed under this grant during the reporting period. Please note that units completed in this project during the reporting period are reported under activity #967.

Budget Information:

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

HOME Projects

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

HUD #: 1034

Status: Underway

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

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

Budget Information:

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

HOME Projects

**Mountain Housing Opportunities - Affordable Rental Housing
Predevelopment**

HUD #: 1050

Status: Underway

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

Budget Information:

HOME Funds Budgeted This Period:	\$29,400.00
HOME Funds Expended This Period:	\$ 28,400
HOME Balance June 30, 2012:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 117,610
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 146,010

HOME Projects

**Housing Assistance Corporation - Multi-Family Housing
Predevelopment**

HUD #: 1040

Status: Underway

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

Budget Information:

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

HOME Projects

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

HUD #: 963

Status: Completed

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

Budget Information:

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

HOME Projects

Henderson County Habitat for Humanity - Shuey Knolls

Subdivision

HUD #: 882

Status: Completed

HOME Activity Type: Single-family New Construction
Agency: Henderson County Habitat for Humanity
Activity Location: Highway 64, Henderson County
Activity Description: Henderson County Habitat for Humanity will utilize \$135,000 of 2009 HOME funds for infrastructure construction at the Shuey Knolls subdivision in Edneyville, NC. New infrastructure will support ten (10) single family homes which will be sold to low-income families earning between 30% and 60% of the area median income.
Accomplishments: All infrastructure is complete and ten (10) single family homes have been completed and sold to low-income buyers with support from this grant. Four (4) homes were completed during the reporting period, all which were assisted with HOME funds.

Budget Information:

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

HOME Projects

Henderson County Habitat for Humanity - Shuey Knolls

Subdivision

HUD #: 965

Status: Completed

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

Budget Information:

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

HOME Projects

Housing Assistance Corporation - Mapleton/Ridgecrest

HUD #: 967

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Housing Assistance Corporation
Activity Location: 3909 Chimney Rock Rd. Edneyville, NC
Activity Description: Housing Assistance Corporation, acting as a Community Housing Development Organization (CHDO) will develop thirty-two (32) single family homes for low-income families over six (6) phases. The HOME funding provided by the grant will support the construction of eleven (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: The project is currently under construction. Six (6) HOME-assisted units were completed during the reporting period. Six (6) project units have been completed to date. Five (5) additional families have been approved for the Self-Help program during the reporting period, and those five (5) homes are in various stages of construction.

Budget Information:

HOME Funds Budgeted This Period:	\$0.00
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 22,600
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 6,925
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 29,525

HOME Projects

Housing Assistance Corporation - Oak Haven

HUD #: 968

Status: Underway

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

Budget Information:

HOME Funds Budgeted This Period:	\$445,000
HOME Funds Expended This Period:	\$ 444,000
HOME Balance June 30, 2012:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 524723
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 708,306
Total Project Funds Expended This Period:	\$ 1,677,029

HOME Projects

Mountain Housing Opportunities - Larchmont Development

HUD #: 974

Status: Underway

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

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

Budget Information:

HOME Funds Budgeted This Period:	\$0.00
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 394,584
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 2,108,015
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 2,502,599

HOME Projects

Mountain Housing Opportunities - Westmore Apartments

HUD #: 921

Status: Complete

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

Budget Information:

HOME Funds Budgeted This Period:	\$0.00
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 499,099
HOME Program Income	\$ 0
CHDO Proceeds	\$ 150,000
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 649,099

HOME Projects

Housing Assistance Corporation - Three Seeds Subdivision

HUD #: 774

Status: Underway

HOME Activity Type: Single-family New Construction
Agency: Housing Assistance Corporation
Activity Location: Oak Grove Road, Henderson County
Activity Description: Housing Assistance Corporation, acting as a Community Housing Development Organization (CHDO) will develop fourteen (14) single family homes for sale to low income households below 80% of area median income. All fourteen (14) of these units will be assisted with HOME funds.
Accomplishments: Project is currently under construction. One (1) unit was completed during the reporting period. One (1) remaining unit will be constructed to completed the project. A qualified family has not yet been identified.

Budget Information:

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

HOME Projects

Mountain Housing Opportunities - Clingman Lofts

HUD #: 752

Status: Complete

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

Budget Information:

HOME Funds Budgeted This Period:	\$ 0
HOME Funds Expended This Period:	\$ -13,105
HOME Balance June 30, 2012:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 22,998
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 9,893

HOME Projects

Mountain Housing Opportunities - Single-Family House Rehabilitation

HUD #: 891

Status: Completed

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

Budget Information:

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

HOME Projects

City Of Asheville - Member Administration

HUD #: 5

Status: Underway

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

Accomplishments:

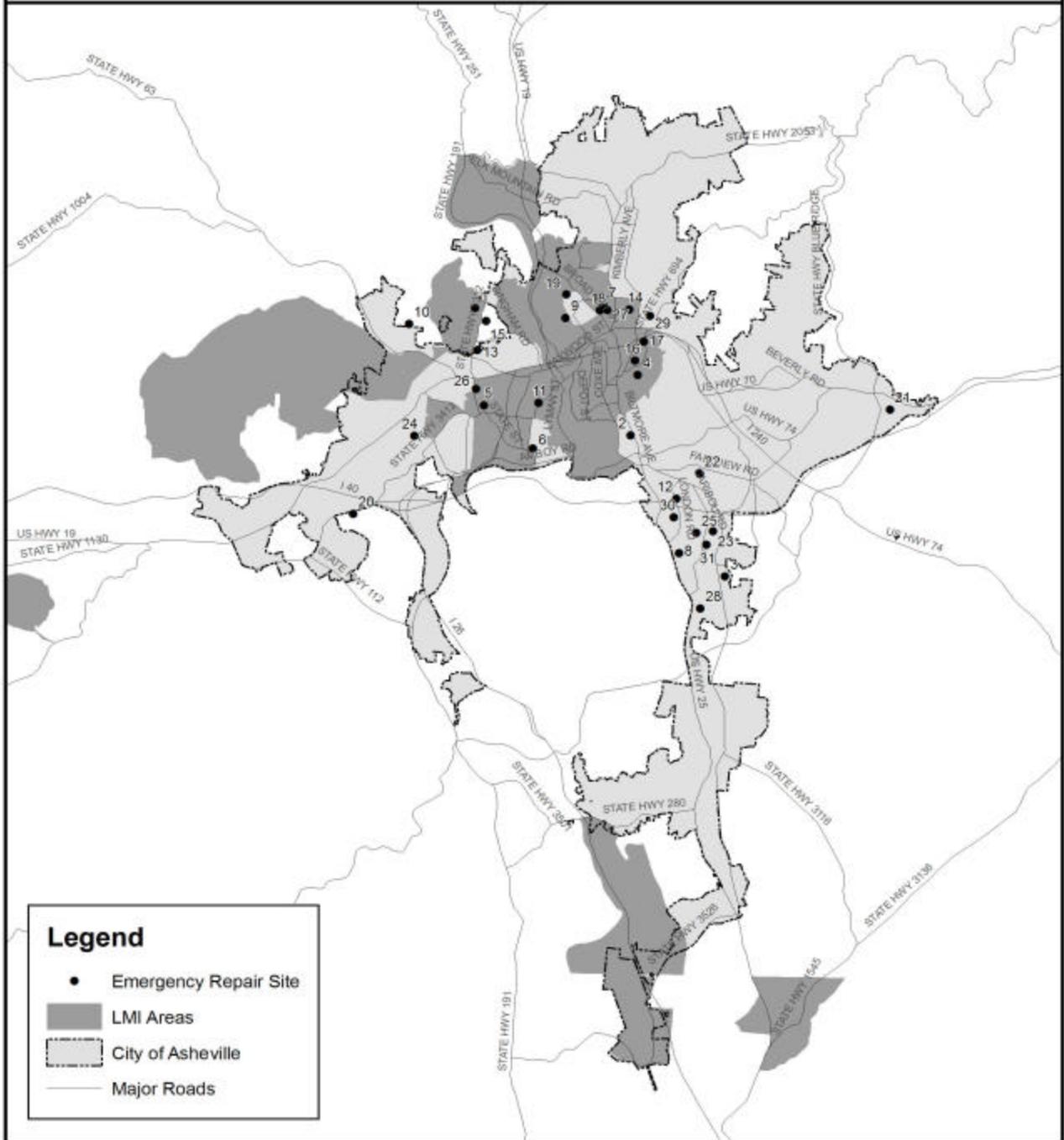
Budget Information:

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

Completed Emergency Repair Activities within the City of Asheville 2010-2011



Prepared by the City of Asheville
Planning and Development Department
September 2011



Section XI Beneficiary Data and Financial Summaries

Table 13 – Race & Income Characteristics of CDBG Program Beneficiaries

	MHO-ER	MHO-DPA	GO-Weatherization	Homeward Bound-Supportive Housing Services	OnTrack-HomeBase Housing Services	OnTrack-Fin. Ed and Counseling	AAHH-Woodland Court Housing	MHO-Housing Services	Homeless Children	Ehlen-Housing Services for Homeless Children	MZCDC-Housing Services	MBW-Micro Business Development	GO-Employment Training	COA-Beulah Storm Drainage	IWC-Adult Day Center	Homeward Bound-Anope Homeless Programs	PLS-Homelessness Prevention	HelpMate-Crisis Stabilization	ABCRC-Fair Housing	EMSDC-Renaissance 1	COA-Transit Improvements-816 & 860	COA-N. Louisiana Sidewalks-861	COA-Emma Sidewalks-817	
Persons or H'holds:	H	H	H	P	P	P	H	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Race																								
White	18	5	3	57	87	1325	11	40	77		231	5				2172	1036	151	165					
Black/African Am.	14		11	35	124	392	3	19	42		7	29				791	507	31	161					
Asian						3					2					3	3		3					
Am. Indian/AK Native				5	3											27	6	8						
Hawaiian/Pacific Is.				1					1							4								
Am Ind/AK Nat & Wh.					6	1										20								
Asian & White						3		4																
Afr. A m. & White					3	13			1							12	1	6	2					
Am.Ind/AK Nat. & Bl.						1										1								
Other/Multi-Racial				4	10	140			4		10					131	70	34	3					
Total	32	5	14	102	233	1878	14	63	125	0	250	34	1884	54	3161	1623	230	334	0	8000	0	2323		
Hispanic Ethnicity					12	65	5				13					73	36	22	27					
Income																								
Ext. Low (< 30% AMI)	17		7	94	83	332		18	87		79	30				3135	1150		124					
V. Low (31%-50% AMI)	15		7	8	116	340	9	15	29		76	2				21	347	230	172					
Low (51% - 80% AMI)		5			34	529	5	30	9		72	2				5	110		32					
Moderate (> 80% AMI)						677					23						16		6					
Total	32	5	14	102	233	1878	14	63	125	0	250	34	1884	54	3161	1623	230	334	0	8000	0	2323		
Family Status & Sp. Needs																								
Female-Headed	4	1	8	37	174	492	11	13	99		152	11				698	565	120	105					
Disabled - not elderly	7		3	95	44	100		7	10		17			54		122	112	43	91					
Elderly	21	1	10	3	5	233	1	6			9					63	63		67					
Homeless				97	55			7	78			1				2779	41	154	8					
AIDS / HIV+				4	1			4								20			5				120	

Table 14 – Race and Income Characteristics of HOME Program Beneficiaries

	AAHH - Woodland Court DPA	Henderson City Habitat - Shuey Knolls Subdivision	MHO - Rural Home Rehab	MHO - DPA	WCCA - English Hills	Homeward Bound - TDBA	OnTrack - TBRA	HACA - TBRA	Madison County - Homeowner Rehab	Homeowners hip - 890	MHO - Self Help Family	MHO - Single Family	VOAC - Skyland Apartments	Woodland and Enka Hills	AAHH - Enka Hills and Woodland	Seeds Development	HAC - Three	Glenrock Apartments	MHO -	
Persons or H'holds:																				
Race																				
White	11	4	1	5	4	7	15	69	3	3	1	9	1	4	37					
Black/African Am.	3					3	22	59		1			2	19						
Asian																				
Am. Indian/AK Native								1												
Hawaiian/Pacific Is.																				
Am Ind/AK Nat & Wh.						1														
Asian & White															4					
Afr. Am. & White							1													
Am.Ind/AK Nat. & Bl.																				
Other/Multi-Racial							1													
Total	14	4	1	5	4	11	39	129	3	4	1	9	1	6	60					
Hispanic Ethnicity	5																			
Income																				
Ext. Low (< 30% AMI)			1		4	10	13	88	3						18					
V. Low (31%-50% AMI)	9	3				1	20	34			1	9	1	14						
Low (51% - 80% AMI)	5	1		5			6	7		4			1	5	28					
Moderate (> 80% AMI)																				
Total	14	4	1	5	4	11	39	129	3	4	1	9	1	6	60					
Family Status & Sp. Needs																				
Female-Headed	11			2	3	4	30		1	3				5	13					
Disabled - not elderly		1	1			2	10		2						7					
Elderly	1					1			1			9			6					
Homeless						11	14								7					
AIDS / HIV+																				

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

Tenure by Age & Income:	Asheville			Buncombe			Henderson		Madison	Transylvania	Totals
	Rehab	New Con.	Other	Rehab	New Con.	Other	New Con.	Other	Rehab	New. Con	
RENTERS:											0
Elderly Renters:											0
Percent of Area Median Income	0-30%	15	6								21
	31-50%		2		0						2
	51-80%										0
Total Elderly:	0	15	8	0	0	0	0	0	0	0	23
Non-Elderly Renters:											0
Percent of Area Median Income	0-30%	54	105							4	163
	31-50%		53								53
	51-80%		13								13
Total Non-Elderly	0	54	171	0	0	0	0	0	0	4	229
TOTAL RENTERS:	0	69	179	0	0	0	0	0	0	4	252
OWNERS:											0
Elderly Owners:											0
Percent of Area Median Income	0-30%	10							1		11
	31-50%	18		2			1				21
	51-80%			1			5				6
Total Elderly:	28	0	3	0	0	0	6	0	1	0	38
Non-Elderly Owners:											0
Percent of Area Median Income	0-30%	14			1				2		17
	31-50%	4		9		1	3				17
	51-80%		1	11		4	2	1			19
Total Non-Elderly	18	1	20	1	5	2	4	0	2	0	53
TOTAL OWNERS:	46	1	23	1	5	2	10	0	3	0	91
RENTERS AND OWNERS TOTAL:	46	70	202	1	5	2	10	0	3	4	343

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-10-MC-370001	3. Reporting Period From 07/10-06/11
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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)	868,073
2. Entitlement Grant from form HUD-7082	1,335,278
3. Surplus Urban Renewal Funds	0
4. Section 108 Guaranteed Loan Funds	650,000
5. Program Income received by:	
a. Revolving Funds	0
b. Other (identify below. If more space is needed, use an attachment) See Financial Summary on following page	102,798
c. Total Program Income (Sum of columns a and b)	108,184
6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)	17,653
7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6) (excl. s.108)	2,324,838

Part II: Summary of CDBG Expenditures

8. Total expenditures reported on Activity Summary (incl. Subrecipient RLF expenditure; excl. S. 108 principal & interest payments)	1,583,061
9. Total expended for Planning, Administration, and Fair Housing activities	261,666
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)	1,321,395
11. CDBG funds used for Section 108 principal & interest payments	0
12. Total expenditures (line 8 plus line 11)	1,583,061
13. Unexpended balance (line 7 minus line 12)	746,126

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	1,321,394
16. Total (line 14 plus line 15)	1,321,394
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	199,857
22.	Total PS unliquidated obligations	10,240
23.	Sum of line 21 and line 22	210,097
24.	Total PS unliquidated obligations reported at the end of the previous reporting period	0
25.	Net obligations for public services (line 23 minus line 24)	210,097
26.	Amount of Program Income received in the preceding program year	165,444
27.	Entitlement Grant Amount (from line 2)	1,335,278
28.	Sum of line 26 and line 27	1,500,722
29.	Percent funds obligated for Public Service Activities (line 25 divided by line 28)	14.00%
Part VI: Planning and Program Administration Cap Calculation		
30.	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c)	1,443,462
31.	Amount expended for Planning & Administration (from line 9 above)	261,666
32.	Percent funds expended (line 31 divided by line 30)	18.13%
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)	84,241.45
Rents	18,556.40
Land Sales	0
Miscellaneous	<u>0</u>
<i>Sub-Total for City</i>	<i>102,797.85</i>

Subrecipient Program Income:

Asheville Area Habitat for Humanity - Housing Services	3,565.92
Mountain Housing Opportunities – Direct Homebuyer Assistance	<u>1,820.52</u>

<i>Sub-Total for Subrecipients</i>	<i>5,386.44</i>
Total CDBG Program Income	108,184.29

B. Prior Period Adjustments

Program Income not reported for CAPER FY 09-10

<i>Correct amount</i>	<i>\$ 183,096.49</i>
<i>Adjustment</i>	<i>\$17,652.24</i>

C. Loans and Other Receivables

Principal balance of amortized City-wide Rehab Loans	<u>1,588,771</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)	746,126
LOC balance at June 30, 2010	759,828
ADD: Cash on Hand:	
Grantee Program Income Account	2,504
Subrecipient RLF Cash Balances	0
Section 108 - Cash Balance	0
SUBTRACT:	
Grantee CDBG Program Liabilities (due to the City from program funds)	
Subrecipient CDBG Program Liabilities	0
TOTAL RECONCILING BALANCE:	762,332
DIFFERENCE	(16,206)
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)	2,324,838
Less: Subrecipient program income	5,386
	<hr/> 2,319,452
SUBTOTAL	
Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	2,029,754
Under-budgeted / (over-budgeted) for the reporting period	<hr/> 289,698

Financial Summary

HOME Program

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

Housing Loan Principal & Interest Repayments	11,463
Housing Authority of the City of Asheville	17,844
Asheville Area Habitat for Humanity	82,884
Total HOME Program Income	112,191

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

UNEXPENDED BALANCE (Table 1)		1,169,498
Prior Period Adjustments :		
UNEXPENDED BALANCE (Table 1)		1,169,498
LOC balance at June 30, 2011	1,054,508	
ADD: Cash on Hand:		0
Grantee Program Income Account		
SUBTRACT:		
Grantee CDBG Program Liabilities		
Subrecipient HOME Program Liabilities	25,959	
Admin not drawn		
TOTAL RECONCILING BALANCE:		1,080,467
Difference		89,031

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)	2,514,693
Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	2,331,226
Under-budgeted / (over-budgeted) for the reporting period	<u>183,467</u>