

**CITY OF ASHEVILLE
AND
ASHEVILLE REGIONAL HOUSING CONSORTIUM**



**CONSOLIDATED ANNUAL ACTION PLAN
For CDBG & HOME PROGRAMS**

2010

*Adopted: April 27, 2010
for the fiscal year starting
July 1, 2010*

City of Asheville
Community Development Division
P. O. Box 7148
Asheville, NC 28802
Tel: 828-259-5730

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Section I

SUMMARY OF SOURCES AND PROPOSED USES OF FUNDS

Consolidated Action Plan 2010 Funding Sources

CDBG

Entitlement Grant		\$1,335,278
Funds for re-allocation from completed projects:		22,703
Unbudgeted 2008-09 program income		55,958
Unbudgeted 2009-10 program income (estimate)		166,098
Estimated Program Income for 2009-10:		68,519
Land sales	-	
Rents	18,556	
Loan Repayments	49,963	
Total CDBG Funds Available For Allocation		\$1,648,556
Restricted CDBG Funds		
Estimated Program Income due to Subrecipients:		\$11,000
Mountain Housing Opportunities	6,500	
Mountain BizCapital	1,000	
Asheville Area Habitat for Humanity	3,500	
Estimated Section 108 program income (to be applied to repayment of S.108 obligations)		64,192
Total Restricted CDBG funds		\$75,192
HOME		
HOME Entitlement Grant		\$1,454,360
American Dream Downpayment Initiative		-
HOME Contingency balance		66
Funds for re-allocation from completed project		-
Program Income (Asheville)		624
Total HOME Funds Available		\$1,455,050

Summary of Proposed Use of Funds									
Agency	Project	Proj ID	CDBG	HOME	Other	Total			
CDBG									
<i>Housing Services</i>									
MHO	Emergency Home Repair Tier I	1	75,000		78,000	153,000			
MHO	Emergency Home Repair Tier II	2	100,000		2,000	102,000			
MHO	Down Payment Assistance	3	62,757		562,643	625,400			
GO	GO Energy Team Weatherization Assistance & Apprenticeship Program	4	100,000		337,200	437,200			
HB	Supportive Housing Services	5	35,000		362,609	397,609			
OT	HomeBase Rental Assistance and Tenant Services	6	45,000		106,041	151,041			
AAHH	Woodland Court Housing Services	7	75,000		193,384	268,384			
MHO	Housing Services	8	155,000		182,900	337,900			
EC	Housing Services for Homeless School Age Children	9	29,615		43,135	72,750			
MZCDC	Workforce Housing Development Services	10	50,000		45,000	95,000			
<i>Economic Development</i>									
MBW	Micro Business Development Program	11	125,000		1,727,000	1,852,000			
GO	Asheville GO	12	126,000		162,638	288,638			
MM	Moog Music Relocation	13	50,000		1,950,000	2,000,000			
<i>Public Facilities/Infrastructure</i>									
EMSDC	Beulah Chapel Storm Drainage	14	50,000		-	50,000			
IWC	Adult Day Activities Building	15	35,000		716,796	751,796			
<i>Public Services</i>									
OT	Financial Education and Counseling	16	35,000		1,092,325	1,127,325			
HB	A-Hope Homeless Programs	17	92,097		416,903	509,000			
PLS	Homelessness Prevention	18	30,000		277,762	307,762			
HM	Crisis Stabilization for Victims of Domestic Violence	19	8,000		398,315	406,315			
ABCRC	Fair Housing	20	45,000		241,000	286,000			
<i>Administration, Planning and Capacity Building</i>									
PLS	Resource Development	21	10,000		-	10,000			
COA	Administration	22	242,129		-	242,129			
COA	Homeless Prevention	23	28,000		-	28,000			
COA	Section 108 Repayment	24	0			0			
HOME									
BC-AAHH	Dennis Street Development	25		130,000	2,043,896	2,173,896			

COA-OT	Tenant Based Rental Assistance	26			35,700		115,341		151,041
HC-HCHH	Shuey Knolls Development, Phase.IV	27			95,000		1,173,330		1,268,330
COA-HB	Tenant Based Rental Assistance	28			53,264		344,345		397,609
HC-HAC	Mapleton/Ridge Crest Self-Help Development	29			50,000		1,186,916		1,236,916
HAC	Oak Haven Development	30			350,000		6,093,612		6,443,612
COA-HACA	Tenant Based Rental Assistance	31			37,500		22,500		60,000
MC-CHCMC	Rural Home Rehab Program	32			75,000		543,500		618,500
BC-MHO	Down Payment Assistance	33			60,000		565,400		625,400
BC-MHO	Rural Home Rehab Program	34			52,367		151,578		203,945
BC-MHO	Self Help Housing Development in Black Mountain	35			70,000		107,950		177,950
MHO	Larchmont Development	36			175,000		8,108,429		8,283,429
TC-WCCA	Down Payment Assistance	37			23,100		-		23,100
WCCA	English Hills Development	38			36,200		4,500		40,700
COA	HOME Administration	39			145,436		-		145,436
CHDO	CHDO Operating Expenses	40			65,793		-		65,793
Total					1,603,598		1,454,360		29,356,948
									32,386,906

Agency Index: AAHH - Asheville Area Habitat for Humanity; ABCRC - Asheville Buncombe Community Relations Council; BC- Buncombe County; CHCMC – Community Housing Coalition of Madison County; COA - City of Asheville; EC- Eblen Charities; EMSDC- Eagle Market Streets Development Corporation; GO- Green Opportunities; HAC - Housing Assistance Corporation; HACA- Housing Authority of the City of Asheville; HC- Henderson County; HB - Homeward Bound of Asheville; HCHH - Henderson County Habitat for Humanity; HM - Helpmate; IWC- Irene Wortham Center; MC- Madison County; MHO - Mountain Housing Opportunities.; MBW - Mountain BizWorks; MM- Moog Music; MZ- Mount Zion Development Corporation; OT- OnTrack; PLS-Pisgah Legal Services; TC- Transylvania County; WCCA - Western Carolina Community Action

Section II

ACTION PLAN NARRATIVE

CITY OF ASHEVILLE CONSOLIDATED ACTION PLAN Year Beginning July 1, 2010

Introduction

The **Consolidated Action Plan** is a planning document that the City of Asheville submits each year to the U. S. Department of Housing and Urban Development (HUD). It details how the City of Asheville and the Asheville Regional Housing Consortium propose to spend CDBG and HOME funds during the next program year.

CDBG funds can be used for a wide range of activities, including housing rehabilitation, economic development, public improvements and social services, but are restricted in location to the City of Asheville. HOME funds must be used solely for the production of affordable housing and may be used anywhere within the area covered by the Asheville Regional Housing Consortium, which comprises the counties of Buncombe, Henderson, Madison and Transylvania.

The Action Plan is the main tool for implementing the **Consolidated Strategic Plan** for the City of Asheville and the Asheville Regional Housing Consortium. The current Strategic Plan covers the five-year period: July 1, 2010 through June 30, 2015. This five-year plan, developed with help from area residents, local governments, non-profits and other interested groups, sets out needs and priorities for housing and community development activities, strategies to be pursued, and performance targets for both outputs and outcomes to be achieved through CDBG- and HOME-funded activities. The desired outcomes for **affordable housing, homelessness, and non-housing community development** are listed in the relevant sections below, with an estimate of the contributions expected from the programs funded this year.

The plan also discusses citizen participation in the funding process, the process for monitoring program progress, and further detail on homeless programs, public housing activities, and other HUD priorities.

Overview of Action Plan

This Action Plan details the proposed use of **\$1,603,597 in CDBG funds** and **\$1,454,360 in HOME funds**. These funds will be used to assist a total of 36 projects carried out by 24 local government agencies or non-profit subrecipients.

Distribution of Funds by Project Type

Housing Programs (incl. housing services and housing for homeless)	10	727,372	45%
Public Facilities & Infrastructure	2	85,000	5%
Public Services	5	210,097	13%
Economic Development	3	301,000	19%
Planning, Capacity Building	2	38,000	2%
Program Admin		242,129	15%
Debt Service		0	0%
CDBG Total	22	1,603,597	100%
HOME			
New Construction for Homeownership	4		24%
New Construction (or conversion) for Rental	2		36%
Rehabilitation or repair of owner-occupied units (including acquisition/rehab/resale)	2	127,367	9%
Direct Homeownership assistance	2		6%
Tenant-Based Rent Assistance	3		9%
CHDO Pre-development Loans	1		2%
Administration, Planning, CHDO operating costs			10%
Unallocated		0	0%
HOME Total	14	1,454,360	100%

Housing - (CDBG: \$727,372; HOME: \$1,243,131)

The production and preservation of decent, safe and affordable housing remains the principal focus of our Consolidated Plan. One hundred percent of HOME funds (excluding administration) and 45% percent of CDBG funds are allocated for this purpose. Funding will assist 24 projects, producing, rehabbing or assisting 442 affordable housing units. Projects will be located throughout the Consortium area.

New construction for homeownership will take place at new sites in Buncombe County and Henderson County, including two Habitat developments and two self-help developments. Two proposals to provide HOME funding for **downpayment assistance** were funded this year, including a first-time program in Transylvania County.

Two major new **rental developments** are proposed this year: a family rental development in Asheville and housing for elders in Henderson County.

A pre-development loan will be used by one community-based housing organization (CHDO) to determine project feasibility for new rental and homeownership housing developments in Transylvania County. The loan can be forgiven if the project proves infeasible.

Funding for **owner-occupied housing rehabilitation** continues in Madison County and in rural Buncombe County. Emergency Repair programs in Asheville will receive continued funding. The weatherization program initiated last year will continue, as a collaborative effort between Green

Opportunities, Inc. and Community Action Opportunities in the West Riverside (Weed and Seed) area in Asheville and in two other targeted low-wealth neighborhoods in Asheville.

HOME funds are allocated for three **rent assistance** programs. Two will help households with the initial costs of accessing decent rental housing. One will provide longer term rent payments for formerly homeless individuals.

CDBG funds are also used for **housing services**, helping six non-profit housing agencies provide counseling and other services to their low-income clients and identify and plan new housing development opportunities.

The table below shows the number of units that will result from these projects compared with the targets in our annual Strategic Plan.

Projected Housing Production Assisted with CDBG and HOME funds

Housing Production Type	Annual Target	This year's allocations will assist (units)
New Construction (or conversion) for Rental	At least 100	116
Assistance with rent and/or relocation costs	50	174
Rehabilitation or repair of owner-occupied units (including acquisition/rehab/resale)	40	100
Rehabilitation of existing rental units	25	0
New Construction for Homeownership	15	42
Homeownership assistance only ("downpayment assistance")	10	10
Total units	240	442

In addition to the housing programs detailed in this plan, both the City of Asheville and Buncombe County continue to provide flexible funding for affordable and moderately priced housing development through their **Housing Trust Funds** and **Fee Rebate** programs.

Public Services (CDBG: \$210,097)

Five programs are funded. They cover several priority areas in the Strategic Plan (services to the homeless and homelessness prevention, fair housing enforcement and financial counseling). Including leveraged funding, these programs will reach approximately 7,150 people.

Public Facilities/Infrastructure Improvements (CDBG: \$185,000)

Two improvement projects are funded: Support for a new adult day center, and a storm drainage project affecting residents in a low-income neighborhood.

Economic Development (CDBG: \$301,000)

Funding is continued for small business training and development through Mountain BizWorks. Moog Music, Inc. will create 15 new jobs for lower income persons through its relocation and expansion in Asheville's downtown.

Green Opportunities' Asheville GO program will continue its pilot success providing job training for low-income Asheville youth. Once trained, youth are placed in apprenticeships with Asheville area businesses that are focused on environmental and energy-related products and services.

Projected Outcomes for Non-Housing Community Development Programs

Programs	Annual Target	This Year's Allocations Will Assist
Street/Sidewalk/Greenway Improvements	1000 linear feet	1 project (Storm drainage)
Community Center Improvements	Varies	1 project
Transportation Accessibility	1 project	0
Financial, Housing and Family Support Services	1,200 persons	4,235 persons
Homeless Services	1,500 persons	3,560 persons
Youth Services	80 persons	0
Small Business Job Creation and Retention	15 persons	15 persons
Micro-Enterprise Assistance	40 persons	175 persons
Job Training	40 persons	42 persons

Note: Annual targets are averages - not every program area will be addressed each year

Administration, Planning and Capacity Building (CDBG: \$280,129; HOME: \$211,229)

The City of Asheville uses CDBG and HOME funds for program administration. In addition, 5% of HOME funds are granted to our four Community Housing Development Organizations (CHDOs) for general operating expenses. CDBG funds are also used to support the City's Homeless Initiative and Pisgah Legal Services' support for the Homeless Initiative.

Debt Service (CDBG: \$0)

Sufficient funds are set aside from Section 108 loan repayments to make required principal and interest payments to HUD on the City's 2003 loan for South Pack Square redevelopment.

Leverage

The Action Plan project detail (Section III) shows that eligible activities will be accomplished by using not only federal CDBG and HOME funds, but also an estimated \$29,356,948 of leveraged federal and non-federal funds. For every \$1.00 of CDBG and HOME funds there will be an additional \$9.60 of leveraged funds to complete the activity.

Low- and Moderate-Income Benefit

100% percent of the funds allocated in this Plan (excluding administration and planning activities) will be used to directly benefit people with household income below 80% of area median income. We expect that the great majority of the people benefiting will actually be below 50% of median income, with a significant proportion below 30%.

Geographic Distribution of Projects

A. City of Asheville

The first map in Section IV of the Plan shows the distribution of CDBG and HOME-funded projects in Asheville. Where the location of activities is not yet known (e.g. emergency repairs), the location of the agency managing the program is shown. Most agencies and human services projects are clustered in the downtown area where they are accessible to surrounding low-income areas by foot or by bus.

Neighborhood Revitalization Strategy Area

The West Riverside Neighborhood Revitalization Strategy Area (NRSA), which is also the City's Weed & Seed operations area, continues to be a major target for community development funding. In 2010-2011 several City-wide CDBG-funded programs will be specially marketed within the Weed & Seed area, including emergency repairs, small business development, and financial counseling. The GO Energy Team Weatherization Program will continue to market its activities directly within that neighborhood, and Green Opportunities will target youth from the neighborhood for their job-training program.

B. The Remainder of the Consortium Area

The second map in Section IV shows the distribution of projects outside Asheville that will be supported with HOME funds. Activities will take place throughout Buncombe, Henderson, Madison and Transylvania counties. Some of the activities (rehabilitation, downpayment assistance) will be at scattered sites that have yet to be determined.

The Consortium ensures equitable distribution of HOME funds among its member governments by using an allocation formula similar to that used by HUD in its distribution of funding nationally. This formula divides available funds into local "planning levels". Member Governments that propose eligible and feasible projects within their planning level are assured of access to this level of funding.

Homeless Programs

Through the Homeless Initiative project, the City, in partnership with Buncombe County, is implementing Asheville and Buncombe County's 10-year Plan to End Homelessness, adopted in 2005. Efforts focus on collaboration with mainstream services, data collection and evaluation, maintenance and development of efficient and effective housing and supportive services, and funds development.

Areas of funding that help the community work towards the goals of the 10-Year Plan to End Homelessness are system coordination and support, outreach, prevention and housing stabilization services, rent and financial assistance, and permanent, supportive housing.

This year we will continue crucial funding for program coordination through the City's Homeless Initiative, to Pisgah Legal Services for homeless prevention, and to Homeward Bound for their supportive housing program and operation of the A- Hope day shelter and associated programs. A new program initiated by Eblen Charities will provide supportive services to homeless school-age children.

In all, 17 new or continuing programs are funded this year which will significantly help the homeless or prevent homelessness:

Program	Project ID#	Amount \$	Helps the Homeless	Prevents Homelessness
Systems Coordination & Support:				
ABCRC- Fair Housing	2	45,000		Yes
COA- Homeless Initiative Coordinator	22	28,000	Yes	Yes
PLS- Resource Development	21	10,000	Yes	Yes
Outreach:				
HB-Homeless Programs	9	94,400	Yes	Yes
Prevention/Housing Stabilization Services				
BC – MHO – Rural Home Rehabilitation	31	52,367		Yes
MC-CHMC – Rural Home Rehabilitation	29	75,000		Yes
MHO- Emergency Repair Tier 1	14	75,000		Yes
MHO- Emergency Repair Tier 2	15	100,000		Yes
On Track – Financial/Housing Counseling & Education	17	35,000		Yes
Eblen Charities – Housing Services for Homeless School Age Children	4	30,000	Yes	Yes
Helpmate – Domestic violence services	7	8,000	Yes	Yes
On Track -Homebase Rental Counseling	18	45,000	Yes	Yes
PLS-Homelessness Prevention	20	30,000	Yes	Yes
Rental/Financial Assistance				
HB- Tenant Based Rental Assistance	25	53,264	Yes	Yes
HACA- Tenant Based Rental Assistance	28	37,500	Yes	Yes
On/Track – Tenant Based Rent Assistance	34	35,700		Yes
Permanent, Supportive Housing				
HB-Supportive Housing Services	9	35,000	Yes	Yes
TOTAL:		789,231		

Additionally, four Asheville homeless service providers have been awarded \$898,401, plus an expected \$40,000 in a bonus award in McKinney-Vento Supportive Housing funds (also called Continuum of Care funding) which will enable key existing programs to continue.

Four agencies are implementing the Homeless Prevention and Rapid Re-housing Program (HPRP), funded in 2009 with \$508,460 under the American Recovery and Reinvestment Act (ARRA). The program will begin its second of three program years under the City of Asheville’s management and administration. Additionally, a fifth agency is implementing HPRP in Asheville over the same time period using State HPRP funds.

This year’s funding addresses the following Strategic Plan objectives for Homelessness:

Target		Addressed this Year with CBG/HOME Funding
#1	People experiencing chronic homelessness receiving supportive housing stabilization services: 484 Persons between 2010- 2015.	55
#2	Persons who are homeless or at risk of homelessness receiving housing stabilization services: 9,000 Persons between 2010 – 2015.	3579
#3	New units for people experiencing chronic homelessness: 75 additional units by 2015.	
#4	People accessing permanent, supportive housing remaining in housing for 6 months or more: 432, or 95% of people accessing permanent, supportive housing 2010-2015.	5
#5	Persons in transitional housing who will move into permanent housing: 954, or 72% of people exiting transitional housing 2010-2015.	
#6	Persons experiencing chronic homelessness accessing permanent, supportive housing who will have employment: 200 people, or 22% of those persons.	1
#7	Persons experiencing chronic homelessness accessing permanent, supportive housing who qualify will have SSI/SSDI:180 people, or 80 %	
#8	Bed coverage in HMIS will be 75% for all housing types, and data quality will be sufficient to allow the community to participate in all applicable shells of HUD’s Annual Homeless Assessment Report.	75%

Coordination with Public Housing Programs

The Housing Authority of the City of Asheville (HACA) is an independent entity, directly funded by HUD. The Mayor of the City of Asheville appoints its Board members, but the City has no direct control over its funding or operations. Nonetheless, there is a long history of cooperation and collaboration by the two bodies.

The City will continue to work closely with HACA staff and residents in implementing the **Weed and Seed** initiative, approved and funded by the Department of Justice in 2006, which encompasses HACA's largest public housing community, Pisgah View apartments, as well as the Burton Street community and other neighborhoods in the West Riverside area. Green Opportunities’ Asheville GO and Weatherization Programs are focused on that area.

HACA maintains an active **homeownership program** for public housing residents and housing choice voucher holders. We expect that some of the CDBG and HOME funds committed to Mountain Housing Opportunities’ homeownership loan pool will be used to assist public housing residents and voucher holders make the transition from subsidized housing to homeownership.

HACA is again receiving HOME funds this year to provide qualified applicants with security deposit funding to assist them in being able to use Housing Choice vouchers. It is HACA's expectation that recipients will repay half of that assistance within six months, creating a sustaining pool of funds for this purpose. Participants in the VASH program are exempt from that requirement.

Activities Addressing Other HUD Priorities

This Action Plan includes projects that address other action areas identified as priorities by HUD. Specifically, the following areas are addressed in this Plan:

- ? **Commitment to Fair Housing.** The City of Asheville and Buncombe County continue their commitment to Fair Housing through support for the Asheville-Buncombe Fair Housing Commission and its executive agency, Asheville-Buncombe Community Relations Council. ABCRC receives financial support from City and County general funds, CDBG, and HUD FHAP funds.
- ? **Foster and maintain affordable housing** – see Housing section
- ? **Remove barriers to affordable housing.** The City of Asheville, and Buncombe, Henderson, Madison and Transylvania counties have all prepared detailed responses to HUD's Initiative of Barrier Removal. This information is contained in the Strategic Plan. Many of the strategies recommended in that Plan for encouraging affordable housing development deal with removing regulatory barriers, e.g. allowing additional density for affordable housing in zoned areas.
- ? **Evaluate and reduce lead based paint hazards.** All CDBG- and HOME-assisted rehabilitation projects are carried out in compliance with HUD regulations on lead based paint hazards, which require complete abatement of lead-based paint wherever CDBG or HOME funds are used for substantial rehabilitation, and lead-safe work practices and clearance testing in other rehabilitations.
- ? **Reduce the number of poverty level families.** Making the assumption that poverty level is close to 30 percent of median income (HUD's "very low-income" level), we conclude that 17 of the 36 non-admin programs are significantly targeted to persons in poverty (#1,2,4,5,6,9,12,15,17,18,20,23,26,28,31,32,34)
- ? **Develop institutional structure and enhance coordination.** The City of Asheville has developed close working relationships with a network of private and public non-profit agencies. It works particularly closely with the Housing Authority of the City of Asheville, Pisgah Legal Services, and the Homeless Coalition. The City's Homeless Initiative is particularly important in enhancing coordination to prevent homelessness and house those who are chronically homeless.
- ? **Foster public housing improvements and resident initiatives.** See the section on public housing.

Citizen Participation

City Community Development staff began preparation for the Action Plan in October, 2009 with public hearings in Asheville (Buncombe County), Brevard (Transylvania County), Hendersonville (Henderson County) and Marshall (Madison County). These hearings were held in conjunction with community meetings and other planning activities to develop the new Five Year Consolidated Plan. The public hearings on the Annual Plan/Five-Year Consolidated Plan process were held on October 22, 2009 in Hendersonville; October 29, 2009 in Brevard; November 12, 2009 in Marshall; November 5, 2009 for Buncombe County in Asheville; and December 10, 2009 in Asheville. Notice for the hearings was published in the Asheville Citizen-Times, News-Record & Sentinel (Hendersonville), Times-News (Madison County) and Transylvania Times.

In December 2009, staff held a training session for potential grant applicants on completing the grant applications and gave extensive one-on-one advice to many applicants. For the first time, the applications were available electronically and were required to be submitted electronically.

The Asheville Regional Housing Consortium and the City's Housing & Community Development Committee held extended meetings in March, 2010 to interview applicants and consider allocations. These meetings were open to the public.

We published a summary of the proposed Action Plan in the Asheville-Citizen Times March 28, 2010, and subsequently in the News-Record & Sentinel, Times-News and Transylvania Times. Public meetings were held in Brevard (April 14, 2010), Marshall (April 15, 2010) and Hendersonville (April 22, 2010). The public hearing took place on April 27 at the regularly scheduled meeting of Asheville City Council, and the plan was approved by Council on April 27, 2010.

We maintain citizen participation throughout the year with active involvement in projects as they are planned and implemented.

Citizens regularly attend meetings of the City's Housing and Community Development Committee and the Asheville Regional Housing Consortium Board.

Comments made at the two public hearings and those submitted in writing are summarized below:

Hendersonville Public Meeting - October 22, 2009

Attending: Ken Perkins, Parker Sloan, Bill Burdett; CD Staff: Jeff Staudinger, Roberta Greenspan.

Attendees discussed the need for a home repair program in the county. They hoped that a local non-profit could organize, and take advantage of church groups for volunteer labor. They also expressed interest in replicating the Asheville's Burton Street weatherization project.

Rental housing development should be a priority. Would like to see program where over time, people could come to own the apartment/unit in the building. There was support for density bonuses.

Brevard Public Meeting – October 29, 2009

Attending: Del Bly, Josh Freeman; CD Staff: Jeff Staudinger, Roberta Greenspan.

Attendees discussed the issue of availability of land, and the need for increased job opportunities.

Marshall Public Meeting – November 12, 2009

Attending:

- ? Affordable housing for Madison County's existing residents is a primary need.
- ? An option that many do choose is to site a mobile home on family land. This housing is often substandard, and even when new, is likely to depreciate over time. Would it be possible to develop a program where the value of that land could leverage financing for the construction of a permanent home?
- ? The only way to make infrastructure and land affordable is to develop subdivisions. However, with no municipal infrastructure, and hard to develop land due to soils and topography, large tracts are necessary.
- ? Habitat for Humanity is having a hard time finding families who qualify for even their zero percent financing, due to lack of jobs.
- ? There is a market for rental housing, but there is an open question about how large that market is. The need is for mixed income rental development.
- ? Housing for persons with disabilities is a great need. Ramps offer immediate safety and meet needs for egress and accessibility.
- ? The single-family housing rehabilitation program run by the Community Housing Coalition helps people stay in their homes, and is greatly appreciated.

Asheville/Buncombe Public Hearing 1, November 5, 2009

Attending: Laurie Knowles Ron Katz, Laura Willis, Scott Young, Tiffany Frye, John Carl Brew, Cynthia Fox-Barcklow, Ellen Szedon, Jon Creighton, Kaleel Brown, Hysion Davis, DeWayne Barton. CD Staff: Jeff Staudinger, Roberta Greenspan.

- ? TBRA funds: Hard to find landlords OK with restrictions and low enough rent. Would love restrictions lifted to make it easier to help clients
- ? Alternative definitions of family for housing, and different types of housing to accommodate those definitions – roomettes, suites, other configurations
- ? Projects must meet national energy code. Best practices are far superior. CDBG and HOME – Energy star minimal
- ? Matching of funds: A diverse project with multiple funding sources is more competitive for HOME grant funds and the money will go further that way
- ? City depends on non-profits to be in touch with those in need and proposals reflect that. We want to hear from people directly too
- ? Fix places before people move in and before problems get worse or it costs more later (housing rehab for landlords funds)
- ? Make rehab money available to landlords of small # of unit rentals and to participants, for repairs. Do landlords know what is available to them? Are there funds for repair and weatherization? This needs to be expanded.

- ? How to protect the elderly, poor, from new higher taxes, or neighborhoods become affordable only to the wealthier and well paid working.
- ? All the green building initiative have actually pushed poor folks out as new expensive buildings are being built
- ? There should be requirements for developers to meet with people who live in the area of proposed development, before they can receive any funding – could that be a condition for funding?
- ? Emergency needs – a homeless shelter for those with disabilities is desperately needed – nothing available – includes people with Alzheimer’s etc that may wander out at night
- ? The new threshold may be that it be within walking distance to public transport – how to benefit the most people of low income

Asheville/Buncombe Public Hearing 2, December 10, 2009

Attending: David Way, Stephanie Twitter, Alan Ditmore, Laura Dominkovic, DeWayne Barton, Eddie Stockhausen, R. Abbot, Deborah Hellman, Mark Duffy, John West, Alana Pierce, Jonathon Stansell, Gordon Smith, Sheila Obrien, Mike Butran, Katie Damien, David Wall, Randall Barnett, Cindy Weeks, Staff: Jeff Staudinger, Roberta Greenspan, John Sanchez, Randy Stallings, Angie Cullen

- ? It is hard to make a rental apartment profitable these days. 1% of purchase price is needed for rent, so \$70,000 house should rent for \$700 minimum.
- ? High density areas have a lot of use and must be maintained, management is important for these areas. Tenant selection plays an important part to keep problems to a minimum. The management of a for-profit is more difficult if everyone that needs affordable housing gets in, no matter what their background. Everyone agreed tenant selection plays a big part in successful environment.
- ? Mixed income development – there is not necessarily any minimums or maximums for affordable housing. The City has been seeking to fund projects that create the most units that are kept affordable for the longest time frame.
- ? Some success stories – first time homebuyer said the process really worked for her, and a realtor said she helped ½ dozen clients this year and helped someone looking for two years to finally find the right house.
- ? There is an annual unit need and then there is the increasing need on top of that. This must be taken into consideration. Need 15,000 rentals for 2010 just to keep up with annual demand. People are leaving the area because there is nowhere to live.
- ? Tax Credit \$7-\$8/ for every \$1 local, 10% for those with disabilities
- ? Greatest need is to help renters as some are paying 75% of income
- ? Boarding houses for singles was suggested – are there, anymore? – Can provide companionship, shared maintenance, quality living, safety and would work well for the mentally ill with proper oversight. Are there any models? Group homes may have some similar components.
- ? Should prohibit subsidized home buyers from selling for big profit so then they are not affordable? The house was purchased with a 20% loan, and it appreciates in value so there is equity built. If one sells home for a profit, MHO gets 20% of the sell price. Everyone makes money.

- ? The lowest investment per unit will allow the most units to be built, rented etc. and also depends on how many years it will be affordable. The lower the household income, the more subsidy needed.
- ? It is important to target the resources to create measurable impact and any spill over. This is effective use of public funds. Streets, water, sewer fixed, this leverages more improvement.
- ? Energy is a big part of the equation – smaller house is easier to heat
- ? Housing safety and preservation for elderly – an emergency \$3000 repair can save lives, save more costly repairs down the line and save the home. This is well worth it.

Brevard Public Meeting, April 14, 2010

Attending: Doyle Stubblefield, D. Carroll Parker, Mark Burrows; Staff: Jeff Staudinger

The group reviewed both the draft Consolidated Plan priorities and the proposed 2010-2011 Action Plan. Comments reiterated the need for affordable housing throughout Transylvania County. Support was expressed for the HUD 202 development in Rossman. Carroll Parker provided an update on the work of the Transylvania County Community Land Trust.

Marshall Public Meeting, April 15, 2010

Attending: Steve Garrison, Jerry Plemmons, Sonja Plemmons, Rick Molland, Jane Jatinen, Karen Kiehna, Betty Hurst. Staff: Jeff Staudinger.

The group reviewed both the draft Consolidated Plan priorities and the proposed 2010-2011 Action Plan. There was a general consensus that continuing the housing rehabilitation program (a partnership between the County and CHC of Madison County) should be the highest priority. The need for affordable rental housing was discussed. The sense of the group was that while needed, it would take more capacity than is currently available to develop it. The RCIDI grant will help build that capacity.

Hendersonville Public Meeting, April 22, 2010

Attending: Ken Perkins, Patrick Kennedy, Sheryl Fortune, Werner Behley, Bill Burdett; CD Staff: Jeff Staudinger.

The group reviewed both the draft Consolidated Plan priorities and the proposed 2010-2011 Action Plan. The priorities of the new Five-Year Plan seemed appropriate. Werner sought to understand better the process of developing tax-credit rental housing, and commented that habitat was considering activities in addition to building single-family housing.

Final Public Hearing at Asheville City Council Meeting - April 27, 2010

Roy Harris, representing the Mount Zion Church, urged adoption of the plan.

Written Comments

From: aditmore@juno.com [mailto:aditmore@juno.com]

Sent: Tuesday, November 24, 2009 1:42 PM

To: homelessinasheville@yahoogroups.com; Amy Sawyer; cecil@braveulysses.com; esther4asheville@gmail.com; equalityunited@gmail.com; Brownie Newman; mayorbellamy@ashevillenc.gov; Bill Russell; Jan Davis

Subject: Re: [homelessinasheville] Affordable housing and community development meeting

I probably can't make it to the public meeting, but I believe the limited grant funds should be used to build MORE housing units, and this obviously means that the units would be of lower quality, meaning smaller, colder, darker, higher density, with less parking, and most importantly, OLDER, as more of the funds should be used to buy existing, often deteriorated homes and subdivide them into more units. This especially includes homes containing lead paint, which should be left there unless they are for children under 8.

The Consolidated Plan should be adjusted to allow this. Remember that anything new is a luxury. Affordable things are generally used, including housing, which means that building anything affordable is a bit of an oxymoron. Neither Biltmore tower nor Battery Park tower were built as affordable housing, but as luxury hotels and condos, though Ashton and Woodfin were.

Zoning must not be allowed to interfere with unit density, absence of parking, or the subdivision of larger homes into more units, anywhere.

Please forward this to the Community Development Office as no E-mail for them has been included.

-Alan Ditmore

PS, lower rents on the units would mean that residents could avoid having to deal so many drugs in order to pay it, which is a whole nother twist on "working hard." Theft is hard work too, just ask Bernie Madoff.

Timetable for Implementation

The City expects to maintain its excellent record for allocating and spending HOME and CDBG funds in a timely way. The expected completion date for each activity is shown in the project details in Section III. Most non-housing activities are expected to be completed by June 30, 2011, while the larger housing developments may not be finally completed until 2011 or 2012.

HUD requires the unexpended balance of CDBG funds to be below 1.5 times the current year entitlement grant amount by May 1 each year. We met this target by the end of January, 2010, and anticipate no problem in meeting the target next year as well.

Matching Funds (HOME Program only)

The Consortium is required to demonstrate that every \$100 of HOME funds expended on projects is matched by expenditures of \$25 from non-federal sources. However, matching funds expended in prior years on certain projects have greatly exceeded the required amount, thus creating a “match credit”. At June 30, 2009, the total net match credit stood at \$4,368,382, after meeting the 2008-09 match liability of \$259,781. Due to this large amount of match credit, the Consortium is not requiring agencies to commit new matching funds to each project during the next program year. There is no required match for CDBG funds.

Resale/Recapture Provisions of Homeownership Activities (HOME Program only)

When HOME funds are used to assist home-ownership, the regulations require that the unit remain affordable for a minimum period, specified in the following table, regardless of any subsequent sale:

HOME Funds Invested Per Unit	Minimum Period of Affordability
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years

This period of affordability must be enforced by either “resale” or “recapture” requirements. Under “resale” restrictions, if the original buyer sells the home within the affordability period, the subsequent sale must be at a price affordable to another qualified low-income buyer who will use the property as its principal residence. Under “recapture” provisions, if the property is sold or transferred during the affordability period, all or part of the original HOME investment must be repaid at sale and used for other affordable, HOME-eligible housing activities. **The Consortium has opted to apply the “recapture” provisions, since all HOME funds are invested as a direct homebuyer subsidy.**

HOME funds for homeownership are provided in the form of a non-amortizing, deferred second mortgage loan, usually at zero percent interest, secured with a Promissory Note and Deed of Trust. The amount is limited to the minimum required to make the unit affordable to the individual buyer, and is repayable in full when the home is sold. The term of the second mortgage loan may be limited to the required affordability period or may run with the first mortgage. At the end of the term the loan may be either repayable or forgiven. Recaptured funds are generally retained by the agency that developed and sold the house to the original buyer and must be used for other HOME-eligible affordable housing activities

For example, if a low-income family wanted to purchase a HOME-assisted house priced at \$100,000, but could qualify for a first mortgage of only \$80,000, HOME funds in the amount of \$20,000 could be used for a second mortgage to make the house affordable to that family. The HOME funds could carry a zero percent interest rate with no monthly payments, so that the owner makes monthly payments only on the \$80,000 first mortgage. If at any time during the affordability period the owner sells the house, the \$20,000 second mortgage investment would be due and payable. The owner would retain any equity realized through market appreciation and

through paying down the principal on the first mortgage. In the rare event that the proceeds of sale are insufficient to repay both the second (HOME) mortgage and the balance on the first mortgage, the amount of HOME funds recaptured would be reduced.

If the home is sold to another low-income buyer, then it is allowable for the second mortgage to be assumed by the new buyer to run for at least the remainder of the affordability period.

Some agencies are using an enhanced recapture provision, under which the second mortgage accrues interest at the same rate as the rate of appreciation in the value of the unit. The interest is deferred until resale. The total repayment will then be in the same proportion to the re-sale price as the initial subsidy was to the original price. Using the example above, in which the HOME subsidy was 20% of the initial sales price, suppose that the \$100,000 house appreciated in value so that it resold after 10 years for \$150,000 (net of selling costs and the cost of major improvements). That 50% price appreciation would trigger a 50% interest accrual on the second mortgage – requiring a recapture of \$30,000. The amount recaptured is exactly 20% of the appreciated value of the house.

This enhanced recapture, also called equity sharing, ensures that the recaptured HOME funds will be enough to assist another homebuyer into homeownership despite the inflation in house prices.

CHDO Set-aside (HOME Program only)

HOME regulations require that at least 15% of the HOME Entitlement grant be set aside to fund housing development projects by non-profit organizations that qualify under HOME regulations as Community Housing Development Organizations (CHDO). This Action Plan far exceeds that requirement, as the following list of CHDO projects shows:

CHDO	Activity/Project	Project ID	HOME Funds (\$)
Mountain Housing Opportunities Housing Assistance Corporation	Larchmont Apartments	33	175,000
	Oak Haven Apartments	27	350,000
Total CHDO Allocation:			<u>525,000</u>

Additionally, one predevelopment loan was made to a CHDO, Western Carolina Community Action, totaling \$36,200, which is below the cap of 10% of the CHDO allocations.

Monitoring Plan

The City's monitoring policy for activities carried out under grant or loan agreements with other agencies is set out in the Strategic Plan for 2010-2015. The planned schedule for monitoring reviews in 2010-11 is shown below.

Levels of Monitoring

Progress Reports are required from all agencies either monthly or quarterly, and provide information on the status and accomplishments of the program, funds expended, program income received, and any changes in project schedule or scope.

Desk Reviews are conducted when more specific or detailed information is needed. A written request is sent to the agency, which has two weeks to submit the required data.

Inspections are visits to construction projects to assess the progress of work and its satisfactory completion.

Compliance Reviews are in-depth on-site monitoring visits to review agency records, verify the accuracy of progress reports, and verify compliance with a wide variety of federal regulatory requirements, including client income verification, procurement, and financial management. Technical Assistance is also provided during these visits.

Audit Reviews are completed annually for each agency.

CDBG On-Site Monitoring Visits

Agency	Programs	Last Monitored	Proposed Monitoring in 2010-2011
Asheville Area Habitat for Humanity	Housing services	April, 2010	Progress reports
Asheville-Buncombe Community Relations Council	Fair Housing/Employment	-	Compliance
City of Asheville (Parks)	Technical Assistance in NRSA	-	Progress Reports
City of Asheville (Traffic)	Emma Sidewalks	May, 2010	Progress Reports, Inspections
City Of Asheville (Transit)	Bus Stop Shelters	May, 2010	Inspections
CCCS - OnTrack	Credit Counseling	May, 2010	Compliance
CCCS - OnTrack	Homebase Rental Assistance	-	Progress Reports
Eblen Charities	Housing Services for Homeless School-Age Children	-	Compliance
EMSDC	Eagle-Market Renaissance	March, 2010	Progress Reports
EMSDC	Beulah Chapel Storm Drainage	-	Inspections
Green Opportunities	Asheville GO Weatherization	-	Compliance, Inspections
Green Opportunities	Asheville GO	May, 2010	Compliance
Helpmate	Domestic Violence Services	March, 2010	Compliance
Homeward Bound	Homeless Programs	April, 2010	Progress Reports

Homeward Bound	Supportive Housing Services	April, 2010	Progress Reports
Irene Wortham Center	Adult Day Activities Building	-	Compliance, Inspections
Moog Music, Inc.	Moog Music Relocation	-	Compliance
Mountain Housing Opportunities	Emergency Repair	April, 2010	Progress Reports
Mountain Housing Opportunities	Tier II Home Repair	February, 2010	Progress Reports, Inspections
Mountain Housing Opportunities	Housing Services	-	Compliance
Mountain Housing Opportunities	Down Payment Assistance	January, 2010	Compliance
Mountain Biz Works	Micro-business Development	April, 2010	Compliance
Mountain Biz Capital	Small Business Loan Pool	April, 2008	Compliance
Mount Zion Development Corporation	Workforce Housing	-	Progress Reports
Pisgah Legal Services	Homelessness Prevention	April, 2010	Progress Reports
Pisgah Legal Services	Resource Development	April, 2010	Progress Reports

HOME On-Site Monitoring – Current Projects

Agency	Program(s)	Last Monitored	Proposed Monitoring
Asheville Area Habitat	Brotherton Development	-	Inspections
Asheville Area Habitat	Enka Hills Subdivision	October, 2009	Inspections
Asheville Area Habitat	Dennis Street Development		Inspections
Henderson County Habitat	Shuey Knolls subdivision	January, 2010	Insp. & Compliance
Homeward Bound	TBRA	August, 2008	Progress reports
Housing Assistance Corporation	Oak Haven	-	Inspections
Housing Assistance Corporation	Mapleton-Ridge Crest Development	-	Inspections, Compliance
Housing Authority of the City of Asheville	TBRA		Progress reports
Community Housing Coalition of Madison County	Rural Housing Rehab	July, 2009	Insp. & Compliance
Community Housing Coalition of Madison County	CHDO	February, 2010	Compliance
Mountain Housing Opportunities	Clingman Lofts	-	Final
Mountain Housing Opportunities	Larchmont Development	-	Insp. & Compliance
Mountain Housing Opportunities	Glen Rock Apartments	-	Insp. & Compliance
Mountain Housing Opportunities	Rural Housing Rehab	-	Compliance
Mountain Housing Opportunities	Self-Help Homeownership	-	Inspections
Mountain Housing Opportunities	Rental Pre-development	-	Progress Reports
Mountain Housing Opportunities	Direct Homebuyer Assistance	March, 2010	Compliance
Mountain Housing Opportunities	ADDI	-	Final
Mountain Housing Opportunities	Westmore Development	June, 2008	Insp. & Compliance
VOA of the Carolinas	Skyland Apartments	-	Inspections
WC Community Action	Rosman Apts. Pre-dev.	-	Progress reports
WC Community Action	English House		Insp. & Compliance
WC Community Action	English Hills Pre-development		Progress Reports
WC Community Action	Down Payment Assistance		Compliance

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	4/20/2009	10/2/2008	9001445
Laurel Bridge Apartments	Asheville	10	1996	3/18/2009	7/16/2008	10431
Excelsior Apartments	Brevard	116	1997	7/22/2009	8/6/2009	9001288
River Glen Apartments	Arden	106	1998	4/22/2009	5/20/2008	9001349
Overlook Apartments	Asheville	229	1999	4/21/2009	10/1/2008	9001444
Laurel Wood Apartments	Asheville	229	1999	11/18/2009	11/18/2009	
Wind Ridge Apartments	Asheville	360	2001	4/22/2009	7/24/2008	9001345
Dunbar Place Apartments	Asheville	495	2002	2/3/2009	7/16/2008	9002105
Compton Place Apartments	Asheville	512	2003	4/16/2009	7/16/2008	9001397
Hillside Commons	Hendersonville	517	2003	10/15/2008	5/2/2008	9001398
LIFE House Apartments	Asheville	528	2004	4/15/2009	3/19/2009	9002117
Battery Park Apartments	Asheville	597	2005	1/7/2009	1/7/2009	9002245
Northpoint Commons Apartments	Woodfin	510	2005	4/3/2009	7/9/2009	9001406
Woodfin Apartments	Asheville	631	2006	5/16/2008	5/16/2008	11475
Griffin Apartments	Asheville	620	2006	9/4/2007	9/30/2008	9001413
Highland View Apartments	Hendersonville	643	2006	10/10/2007	9/30/2008	9001411
Mainstay Manor	Hendersonville	679	2007	11/4/2008	11/13/2008	11757
English Hills	Brevard	641	2007	7/1/2009	8/6/2009	9001314
Vanderbilt Apartments	Asheville	697	2008	2/5/2008	2/5/2008	9002246
Independence Cottages	Asheville	632	2008	5/14/2008	5/14/2008	11474
Sugar Hill Apartments	Hendersonville	559	2008	7/26/2008	6/24/2008	9000670
Northpoint II	Woodfin	564	2008	4/21/2009	7/9/2009	9001416

Section III

DETAILS OF PROPOSED PROJECTS

1	Mountain Housing Opportunities: Emergency Repair Tier I		
<p>Description: Emergency repairs to owner-occupied homes within the City of Asheville, whose occupants are low-income elderly, disabled, single parents, or large families and whose health and safety are at risk, and the cost is less than \$5,000. Services will be specially marketed in the West Riverside Neighborhood Revitalization Strategy Area</p>			
<p>Projected Program Outcomes: Repairs will be made to 15 homes, correcting conditions that are a threat to health and safety and allowing the owners to sustain their housing.</p>			
<p>HUD Performance Outcome Statement: 15 households will receive housing repairs for the purpose of sustaining decent affordable housing.</p>			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14A) Rehab; Single-Unit Residential	CDBG	\$75,000
Eligibility Citation:	570.202	HOME	\$
National Objective:	LMI Housing 570.208(a)(3)	Program Income	\$
Accomplishment Goal:	15 Housing Units	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$78,000
End Date:	6/30/2011	Total:	\$153,000
Location / Service Area / Beneficiaries:		Administered By:	
<p>Community Wide</p> <p>Help the homeless? No</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? Yes</p>		<p>Mountain Housing Opportunities</p> <p>64 Clingman Avenue</p> <p>Suite 101</p> <p>Asheville NC 28801</p>	
		<p>Mr. Lloyd Freel, Repair/Rehab Manager</p> <p>Phone: (828) 254-4030</p>	

2	Mountain Housing Opportunities: Emergency Repair Tier II		
<p>Description: Emergency repairs to owner-occupied homes within the City of Asheville, whose occupants are low-income elderly, disabled, single parents, or large families and whose health and safety are at risk, and the cost is more than \$5,000 and less than \$15,000. Services will be specially marketed in the West Riverside Neighborhood Revitalization Strategy Area</p>			
<p>Projected Program Outcomes: Repairs will be made to 7 homes, correcting conditions that go beyond immediate threat, sufficient to stabilize the home for three to five years.</p>			
<p>HUD Performance Outcome Statement: 7 households will receive housing repairs for the purpose of sustaining decent affordable housing.</p>			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14A) Rehab; Single-Unit Residential	CDBG	\$100,000
Eligibility Citation:	570.202	HOME	\$
National Objective:	LMI Housing 570.208(a)(3)	Program Income	\$
Accomplishment Goal:	7 Housing Units	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$2,000
End Date:	6/30/2011	Total:	\$102,000
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? Yes		Mountain Housing Opportunities 64 Clingman Avenue Suite 101 Asheville NC 28801 Mr. Lloyd Freel, Repair/Rehab Manager Phone: (828) 254-4030	

3

Mountain Housing Opportunities: Direct Homebuyer Assistance

Description: CDBG funds will provide direct homebuyer assistance loans of up to \$20,000 to at least 3 LMI families in Buncombe County. Administered by MHO of Asheville for Buncombe County.

Projected Program Outcomes: 3 low-income households will achieve homeownership and begin to build assets

HUD Performance Outcome Statement: 3 households will receive downpayment assistance for the purpose of sustaining decent affordable housing.

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(13) Direct Homeownership Assistance	CDBG	\$62,757
Eligibility Citation:	n/a	HOME	\$
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	3 Housing Units	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$562,643
End Date:	6/30/2011	Total:	\$625,400
Location / Service Area / Beneficiaries:		Administered By:	
City of Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Mountain Housing Opportunities 64 Clingman Avenue, Suite 101 Asheville NC 28801 Mr. Mike Vance, Homeownership Manager Phone: (828) 254-4030	

4	Green Opportunities: GO Energy Team Weatherization Assistance & Apprenticeship Program		
Description: Homes of low and moderate income households will be made more energy efficient through the installation of weatherization materials and supplies. Services will be specially marketed in the West Riverside Neighborhood Revitalization Strategy Area			
Projected Program Outcomes: 80 homes of low income households will be weatherized in the the West Riverside Neighborhood Revitalization Strategy Area and other targeted city neighborhoods			
HUD Performance Outcome Statement: 80 households will receive weatherization repairs for the purpose of sustaining decent, affordable housing.			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14F) Energy Efficiency Improvements	CDBG	\$100,000
Eligibility Citation:	570.202	HOME	\$
National Objective:	LMI Clientele 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	80 Households	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$337,200
End Date:	6/30/2011	Total:	\$437,200
Location / Service Area / Beneficiaries:		Administered By:	
City of Asheville		Green Opportunities	
Help the homeless? No		P.O. Box 17026	
Help persons with HIV / AIDS? No		Asheville NC 28816	
Help persons with Special Needs? Yes		Mr. Dan Leroy, Co-Director	
		Phone: (828) 254-1995	

5

Homeward Bound: Supportive Housing Services

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 rent assistance.

Projected Program Outcomes: At least 55 previously homeless people will receive supportive services, of whom approximately 9 will have moved from homelessness into housing during the year.

HUD Performance Outcome Statement: CDBG activity: 55 individuals will receive services for the purpose of sustaining decent affordable housing

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14H) Rehab Administration (Housing Services)	CDBG	\$35,000
Eligibility Citation:	570.201(k)	HOME	\$
National Objective:	LMI Housing 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	55 Housing Units	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$362,609
End Date:	6/30/2011	Total:	\$397,609
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Homeward Bound	
Help the homeless? Yes		35 Grove Street	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? Yes		Mr. Brian K. Alexander, Executive Director	
		Phone: (828) 258-1685	

6	Consumer Credit Counseling Service of WNC, Inc., d/b/a OnTrack Financial Education and Counseling: HomeBase Rental Assistance and Tenant Services		
Description: Educational workshops, information, one-on-one counseling and rental assistance to assist low-and-moderate income families in finding or maintaining safe, affordable rental housing.			
Projected Program Outcomes: Will provide one-on-one counseling to approximately 300 low-income individuals and rental education workshops to 250 low income individuals. This will support clients receiving HOME tenant-based rent assistance. 5000 rental guides will be published and distributed by OnTrack.			
HUD Performance Outcome Statement: CDBG activity: 300 households will receive support services in relation to the HOME homebase program for the purpose of sustaining decent affordable housing.			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14H) Rehab Administration (Housing Services)	CDBG	\$45,000
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMI Clientele 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	300 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$106,041
End Date:	6/30/2011	Total:	\$151,041
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes		Consumer Credit Counseling Service of WNC, Inc., d/b/a OnTrack Financial Education and Counseling 50 S French Broad Ave Suite 227 Asheville NC 28801	
		Ms. Celeste Collins, Executive Director Phone: (828) 255-5166	

7

Asheville Area Habitat for Humanity: Woodland Court Housing Services

Description: Provide housing services for Asheville Area Habitat for Humanity to support the Woodland Court Development. Services include client recruitment, counseling, mortgage servicing, project development and management, and oversight of the "sweat equity" component of the development. Housing units to be counted under the associated HOME activity.

Projected Program Outcomes: 52 persons will be provided with support through the home-buying process and assistance with financial and home-maintenance skills to enable them to be successful homeowners.

HUD Performance Outcome Statement: 52 persons will receive support services provided for the purpose of accessing decent affordable housing.

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14H) Rehab Administration (Housing Services)	CDBG	\$75,000
Eligibility Citation:	570.201(k) 570.202	HOME	\$
National Objective:	LMI Housing 570.208(a)(3)	Program Income	\$
Accomplishment Goal:	52 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$193,384
End Date:	6/30/2011	Total:	\$268,384
Location / Service Area / Beneficiaries:		Administered By:	
Woodland Court Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Asheville Area Habitat for Humanity 30 Meadow Road Asheville NC 28803 Mr. Jim Lowder, Director of Development Phone: (828) 251-5702	

8	Mountain Housing Opportunities: Housing Services		
<p>Description: Provide services related to the construction, rehabilitation, and maintenance of HOME-assisted and CDBG-assisted affordable housing; includes client intake, project development, and property management. Housing units to be counted under individually funded HOME activities.</p>			
<p>Projected Program Outcomes: 206 persons will receive services for the purpose of accessing decent affordable housing. Construction will be underway for 132 units of affordable housing; 60 units of affordable housing will be completed during the year .</p>			
<p>HUD Performance Outcome Statement: 206 persons will receive services for the purpose of accessing decent affordable housing.</p>			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14H) Rehab Administration (Housing Services)	CDBG	\$155,000
Eligibility Citation:	570.201(k)	HOME	\$
National Objective:	LMI Housing 570.208(a)(3)	Program Income	\$
Accomplishment Goal:	206 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$182,900
End Date:	6/30/2011	Total:	\$337,900
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Mountain Housing Opportunities	
Help the homeless? No		64 Clingman Avenue, Suite 101	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? No		Mr. James Dennis, Rental Development Officer	
		Phone: (828) 254-4030	

9

Eblen Charities: Homeless School Age Children

Description: This program will provide housing services and financial assistance (including security deposits, rental payments and utility payments) to Asheville households who are at risk of homelessness and have one or more children in the City of Asheville or Buncombe County school system.

Projected Program Outcomes: 30 people will be assessed by Eblen staff and receive some form of support and/or referral to an appropriate service. 20 clients will be enrolled into the program and receive substantial housing financial assistance (greater than \$450 dollars). 16 clients will report to the agency as having stable housing conditions after six months of enrollment in the program.

HUD Performance Outcome Statement: 30 households at risk of homelessness will have access to shelter and services for the purpose of creating a suitable living environment.

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14H) Rehab Administration (Housing Services)	CDBG	\$29,615
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMI Clientele 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	30 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$43,135
End Date:	6/30/2011	Total:	\$72,750
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Eblen Charities	
Help the homeless? Yes		12 Regent Park Blvd	
Help persons with HIV / AIDS? No		Asheville NC 28806	
Help persons with Special Needs? Yes		Mr. Phillippe Rosse, Deputy Director	
		Phone: (828) 255-3066	

10	Mtn Zion CDC: Workforce Housing		
Description: This program will serve 50 people through workforce housing at Mt Zion Church property, located in the Eagle-Market Streets area.			
Projected Program Outcomes: 50 people will access housing near their workplace that is affordable.			
HUD Performance Outcome Statement: 50 persons will receive support services provided for the purpose of accessing decent affordable housing and creating a suitable living environment .			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14H) Rehab Administration (Housing Services)	CDBG	\$50,000
Eligibility Citation:	570.201(k)	HOME	\$
National Objective:	LMI Housing 570.208(a)(3)	Program Income	\$
Accomplishment Goal:	50 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$45,000
End Date:	6/30/2011	Total:	\$95,000
Location / Service Area / Beneficiaries:		Administered By:	
Eagle Market Mt Zion		Mount Zion CDC	
Help the homeless? No		47 Eagle St	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? No		Ms. Belinda Grant, Executive Director	
		Phone: (828) 358-9821	

11

Mountain BizWorks: Micro Business Development

Description: Training and technical assistance provided to low to moderate income entrepreneurs, to enable them to successfully start, expand, or sustain their own businesses. This grant also funds the operation of a CDBG loan pool (but not the loan capital). Services will be specially marketed in the West Riverside Neighborhood Revitalization Strategy Area

Projected Program Outcomes: 150 participants will complete entrepreneurial training, 25 micro businesses will be created, sustained, or expanded.

HUD Performance Outcome Statement: 175 people will have access to training and technical support services for the purpose of creating economic opportunities.

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(18C) Micro-Enterprise Assistance	CDBG	\$125,000
Eligibility Citation:	570.201(o)	HOME	\$
National Objective:	LMI Clientele 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	175 Businesses	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$1,727,000
End Date:	6/30/2011	Total:	\$1,852,000
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Mountain BizWorks	
Help the homeless? No		153 South Lexington Avenue	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? No		Ms. Shaw Canale, Chief Executive Officer	
		Phone: (828) 253-2834	

12	Green Opportunities: Asheville GO- Employment Training		
<p>Description: Training program for unemployed youth (18-24) to prepare them for living wage, "green-collar" jobs. The West Riverside Neighborhood Revitalization Strategy Area and other low-wealth neighborhoods will be targeted for recruiting participants.</p>			
<p>Projected Program Outcomes: 42 youth will participate in the training program. 18 of those participants will secure jobs or apprenticeships.</p>			
<p>HUD Performance Outcome Statement: 42 youth will have access to employment training services for the purpose of creating a suitable living environment.</p>			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05H) Employment Training	CDBG	\$126,000
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMI Clientele 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	42 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$162,638
End Date:	6/30/2011	Total:	\$288,638
Location / Service Area / Beneficiaries:		Administered By:	
<p>Community Wide</p> <p>Help the homeless? No</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? No</p>		<p>Green Opportunities</p> <p>165 South French Broad Avenue</p> <p>Asheville NC 28801</p>	
		<p>Mr. Dan Leroy, Co-Director</p> <p>Phone: (828) 318-9916</p>	

13

Moog Music: Relocation

Description: Assist Moog Music, Inc. to relocate to a downtown location.

Projected Program Outcomes: 15 jobs created through the expansion and relocation of Moog Music, Inc. to downtown Asheville.

HUD Performance Outcome Statement: 15 low income persons will have access to employment for the purpose of creating a suitable living environment.

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14E) Rehab: Publicly or Privately owned Commercial/Industrial	CDBG	\$50,000
Eligibility Citation:	570.202	HOME	\$
National Objective:	LMJ Clientele 570.208(a)(4)	Program Income	\$
Accomplishment Goal:	15 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$1,950,000
End Date:	6/30/2011	Total:	\$2,000,000
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Moog Music	
Help the homeless? No		2004-E Riverside Dr	
Help persons with HIV / AIDS? No		Asheville NC 28804	
Help persons with Special Needs? No		Mr. Mike Adams, President - CEO	
		Phone: (828) 251-9000	

14	EMSDC: Beulah Chapel Storm Drainage		
Description: Repair of existing broken storm drain on S. French Broad Ave in Asheville.			
Projected Program Outcomes:			
1884 people in the South French Broad neighborhood will have physical, environmental, and safety benefit from the repair of a storm drain that is currently causing hazardous conditions on the Beulah Chapel Church property.			
HUD Performance Outcome Statement: 1,884 people in the South French Broad neighborhood will have enhancement of a suitable living environment through improved sustainability of their stormwater drainage system.			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(03I) Flood Drain Improvements	CDBG	\$50,000
Eligibility Citation:	570.201c	HOME	\$
National Objective:	LMA 570.208(a)(1)	Program Income	\$
Accomplishment Goal:	1884 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$0
End Date:	6/30/2011	Total:	\$50,000
Location / Service Area / Beneficiaries:		Administered By:	
Census Tract 9, BG's 1, 3, 4; 1/pop 658, 3/pop 606, 4/pop 620. Total pop/ 1884.		EMSDC	
Help the homeless? No		70 South Market St	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? No		Ms. Stephanie Twitty, Executive Director	
		Phone: (828)281-1227	

15	Irene Wortham Center: Adult Day Center		
Description: Create a new facility to replace an outdated Adult Day Activities building			
Projected Program Outcomes: 70 persons will develop, increase or maintain sensory awareness, develop daily living skills, and make progress toward self-sufficiency in daily living.			
HUD Performance Outcome Statement: 70 persons will have enhanced living environment through improved accessibility to a public facility.			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(03B) Handicapped Centers	CDBG	\$35,000
Eligibility Citation:	570.201 c	HOME	\$
National Objective:	LMI Clientele 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	70 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$716,796
End Date:	6/30/2011	Total:	\$751,796
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Irene Wortham Center	
Help the homeless? No		916 W. Chapel Rd.	
Help persons with HIV / AIDS? No		Asheville NC 28803	
Help persons with Special Needs? Yes		Ms. Elizabeth Huesemann, Executive Director	
		Phone: (828) 274-6053	

16	Consumer Credit Counseling Service of WNC, Inc. d/b/a On Track Financial Education & Counseling: Financial/Housing Counseling & Education		
Description: Provision of financial counseling and homebuyer education to low-to-moderate income people. They will be enabled to survive financial crisis and learn money management skills to effectively plan and prioritize their spending, budget for homeownership, increase savings, and/or stabilize their family's financial situation.			
Projected Program Outcomes: Will provide services to approximately 2,800 individuals in the City of Asheville. Outcome A: Prevent homelessness and stabilize households: at least 75% (450 of 600) of clients who are under threat of foreclosure or eviction, or at risk of becoming that way, will be assisted towards attaining their most affordable outcome and maintain safe, affordable housing. Outcome B: Improve financial well-being of low income persons: through debt management program, at least 90% (180 of 200) of clients will increase their net worth and improve their credit by reducing or eliminating their unsecured debt. Outcome C; Improve financial well being of low income persons: through knowledge and skills learned in money management classes, at least 75% (188 of 250) of survey respondents will report saving money for periodic expenses.			
HUD Performance Outcome Statement: 2,800 individuals will have access to support services provided for the purpose of providing a suitable living environment.			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05) Public Services	CDBG	\$35,000
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMI Clientele 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	2800 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$1,092,325
End Date:	6/30/2011	Total:	\$1,127,325
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Consumer Credit Counseling Service of WNC, Inc. d/b/a On Track Financial Education & Counseling	
Help the homeless? No		50 South French Broad, Suite 227	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? No		Ms. Celeste Collins, Executive Director	
		Phone: (828) 255-5166	

17

Homeward Bound: Homeless Programs

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.

Projected Program Outcomes: Of a targeted number of 2,805 individuals served, 450 will obtain at least one entitlement benefit and 250 will accept a referral for mental health treatment. 75 people will obtain permanent housing.

HUD Performance Outcome Statement: 2,805 homeless persons will have access to shelter and services for the purpose of creating a suitable living environment.

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(03T) Operating Costs of Homeless Programs	CDBG	\$92,097
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMI Clientele 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	2805 Persons	City of Asheville	\$20,000
Start Date:	7/1/2010	Other:	\$394,000
End Date:	6/30/2011	Total:	\$506,097
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Homeward Bound	
Help the homeless? Yes		35 Grove Street	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? Yes		Mr. Brian K. Alexander, Executive Director	
		Phone: (828) 258-1695	

18	Pisgah Legal Services: Homelessness Prevention		
Description: Provision of legal and technical assistance to very low-income persons to obtain or preserve public housing, and legal assistance in securing or preserving Supplemental Security (SSI) and Medicaid benefits for low-income persons with disability.			
Projected Program Outcomes: PLS will prevent or delay unnecessary evictions or foreclosures for 300 people. PLS will stabilize housing for 75 people by obtaining or protecting housing they can afford. PLS will improve the quality of 25 residents' housing conditions to maintain a safe environment for themselves and their families.			
HUD Performance Outcome Statement: 300 individuals will have access to legal services for the purpose of creating a suitable living environment.			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05C) Legal Services	CDBG	\$30,000
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMI Clientele 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	300 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$277,762
End Date:	6/30/2011	Total:	\$307,762
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Pisgah Legal Services	
Help the homeless? Yes		P O Box 2276	
Help persons with HIV / AIDS? No		Asheville NC 28802	
Help persons with Special Needs? Yes		Mr. James Barrett, Executive Director	
		Phone: (828) 253-0406	

19

Helpmate: Domestic Violence Services

Description: Provides intensive case management to victims of domestic abuse and their children.

Projected Program Outcomes: Will assist 325 persons with safety planning, establishing self-sufficiency, and recovering from abuse.

HUD Performance Outcome Statement: 325 households will have access to support services for the purpose of providing a suitable living environment.

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05G) Public Services for Battered & Abused Spouses	CDBG	\$8,000
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMI Clientele 570.208(a)(2)	Program Income	\$
Accomplishment Goal:	325 Persons	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$398,315
End Date:	6/30/2011	Total:	\$406,315
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Helpmate	
Help the homeless? Yes		P.O. Box 2263	
Help persons with HIV / AIDS? No		Asheville NC 28802	
Help persons with Special Needs? No		Ms. Valerie Collins, Executive Director	
		Phone: (828) 254-2968	

20	Asheville Buncombe Community Relations Council: Fair Housing		
Description: Education and outreach on fair housing issues and investigation and resolution of fair housing complaints.			
Projected Program Outcomes: 820 people will have knowledge of fair housing. 200 of these will have relief from housing discrimination.			
HUD Performance Outcome Statement: 820 people including 200 households will have access to fair housing services for the purpose of sustaining decent affordable housing free from discrimination			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05J) Fair Housing Activities	CDBG	\$45,000
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMI Clientele	Program Income	\$
Accomplishment Goal:	820 Persons	City of Asheville	\$50,000
Start Date:	7/1/2010	Other:	\$191,000
End Date:	6/30/2011	Total:	\$286,000
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Asheville Buncombe Community Relations Council	
Help the homeless? No		50 South French Broad, Suite 214	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? Yes		Mr. Robert Smith, Executive Director	
		Phone: (828) 252-4713	

21

Pisgah Legal Services: Resource Development

Description: Advocacy for additional housing creation for homeless persons

Projected Program Outcomes: Support the development of permanent supportive housing, the preservation of supportive transitional housing, and the preservation of outreach and shelter services for Asheville and Buncombe County's homeless population.

HUD Performance Outcome Statement: n/a

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(20) Planning	CDBG	\$10,000
Eligibility Citation:	570.205	HOME	\$
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:		City of Asheville	\$
Start Date:	7/1/2010	Other:	\$
End Date:	6/30/2011	Total:	\$10,000
Location / Service Area / Beneficiaries:		Administered By:	
Community Wide		Pisgah Legal Services	
Help the homeless? Yes		P O Box 2276	
Help persons with HIV / AIDS? No		Asheville NC 28802	
Help persons with Special Needs? Yes		Mr. James Barrett, Executive Director	
		Phone: (828) 253-0406	

22	City of Asheville: Program Administration		
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.			
Projected Program Outcomes: n/a			
HUD Performance Outcome Statement: n/a			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(21A) General Program Management	CDBG	\$242,129
Eligibility Citation:	570.206	HOME	\$
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:		City of Asheville	\$
Start Date:	7/1/2010	Other:	\$
End Date:	6/30/2011	Total:	\$242,129
Location / Service Area / Beneficiaries:		Administered By:	
n/a		City of Asheville	
Help the homeless?		P O Box 7148	
Help persons with HIV / AIDS?		Asheville NC 28802	
Help persons with Special Needs?		Mr. Jeff Staudinger, Community Development Director	
		Phone: (828) 259-5723	

23	City of Asheville: Homelessness Prevention		
Description: Implementation of the Asheville-Buncombe 10-year Plan to End Homelessness			
Projected Program Outcomes: n/a HUD Performance Outcome Statement: n/a			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(20) Planning	CDBG	\$28,000
Eligibility Citation:	570.205	HOME	\$
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:		City of Asheville	\$35,000
Start Date:	7/1/2010	Other:	\$33,000
End Date:	6/30/2011	Total:	\$96,000
Location / Service Area / Beneficiaries:		Administered By:	
n/a Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes		City of Asheville P O Box 7148 Asheville NC 28802 Ms. Amy Sawyer, Homeless Initiative Coordinator Phone: (828) 259-5851	

24	City of Asheville: Section 108 Debt Service		
Description: Repayment of principal and interest on one Section 108 Guaranteed Loans: \$800,000 received in 2003 for the revitalization of South Pack Square.			
Projected Program Outcomes: n/a			
HUD Performance Outcome Statement: n/a			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(19F) Repayments of Section 108 Loan Principal	CDBG	\$0
Eligibility Citation:	570.705(c)(1)	HOME	\$
National Objective:	n/a n/a	Program Income	\$66,045
Accomplishment Goal:		City of Asheville	\$
Start Date:	7/1/2010	Other:	\$
End Date:	6/30/2011	Total:	\$66,045
Location / Service Area / Beneficiaries:		Administered By:	
n/a		City of Asheville	
Help the homeless?		P O Box 7148	
Help persons with HIV / AIDS?		Asheville NC 28802	
Help persons with Special Needs?		Mr. Jeff Staudinger, Community Development Director	
		Phone: (828) 259-5723	

25

Asheville Area Habitat for Humanity: Dennis Street

Description: Asheville Area Habitat will build a subdivision of 18 single-family homes to be sold to low-income families.

Projected Program Outcomes: 18 low-income households will achieve homeownership and begin to build assets

HUD Performance Outcome Statement:

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	n/a	HOME	\$130,000
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	18 Households	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$2,043,896
End Date:	6/30/2011	Total:	\$2,173,896
Location / Service Area / Beneficiaries:		Administered By:	
Dennis & Gibbs Street, Swannanoa		Asheville Area Habitat for Humanity	
Help the homeless? No		30 Meadow Road	
Help persons with HIV / AIDS? No		Asheville NC 28803	
Help persons with Special Needs? No		Mr. Jim Lowder, Director of Development	
		Phone: (828) 251-5702	

26	Consumer Credit Counseling Service of WNC, Inc., d/b/a OnTrack Financial Education and Counseling: Tenant Based Rental Assistance		
Description: Continued funding for tenant-based rental assistance for 29 low- and very-low income households. Assistance will consist of security deposits and first month's rent. Maximum period of emergency rental assistance not to exceed 100 days. Administered by Consumer Credit Counseling Service of WNC, Inc., d/b/a OnTrack Financial Education and Counseling. - See also CDBG Project # 3			
Projected Program Outcomes: 29 households will be prevented from homelessness			
HUD Performance Outcome Statement:			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	Tenant Based Rental Assistance	CDBG	\$
Eligibility Citation:	n/a	HOME	\$37,500
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	29 Households	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$22,500
End Date:	6/30/2011	Total:	\$60,000
Location / Service Area / Beneficiaries:		Administered By:	
Asheville/Buncombe County		Consumer Credit Counseling Service of WNC, Inc., d/b/a OnTrack Financial Education and Counseling	
Help the homeless? No		50 S French Broad Ave Suite 227	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? Yes		Ms. Celeste Collins, Executive Director	
		Phone: 9828) 255-5166	

27

Henderson County Habitat for Humanity: Shuey Knolls Subdivision

Description: Continued funding for Shuey Knolls subdivision, which was funded in 2005, 2006, 2007 and 2008. Funds will be used for infrastructure and road construction that will serve 10 new housing units, in phase 4. Administered by Henderson County Habitat for Humanity.

Projected Program Outcomes: 10 new affordable single-family homes will be added to the existing housing stock and sold to low-income households.

HUD Performance Outcome Statement:

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	n/a	HOME	\$95,000
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	10 Housing Unit	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$1,552,510
End Date:	6/30/2011	Total:	\$1,647,510
Location / Service Area / Beneficiaries:		Administered By:	
Shuey Knolls is located in the Edneyville community on Hwy 64 in Henderson County Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Henderson County Habitat for Humanity 1111 Keith Street Hendersonville NC 28792 Mr. Warner Behley, Grants Coordinator Phone: (828) 694-0340	

28	Homeward Bound: Tenant Based Rental Assistance		
<p>Description: Provides rent support for 6 chronically homeless individuals or families entering permanent housing in Asheville. Extensive support services (to be supported by 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. See also CDBG project # 9</p>			
<p>Projected Program Outcomes: 6 homeless individuals will move into stable housing with supportive services</p> <p>HUD Performance Outcome Statement:</p>			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	Tenant Based Rental Assistance	CDBG	\$
Eligibility Citation:	n/a	HOME	\$53,264
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	6 Households	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$344,345
End Date:	6/30/2011	Total:	\$397,609
Location / Service Area / Beneficiaries:		Administered By:	
Asheville/Buncombe County		Homeward Bound	
Help the homeless? Yes		35 Grove Street	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? Yes		Mr. Brian K. Alexander, Executive Director	
		Phone: (828) 258-1695	

29

Housing Assistance Corporation: Mapleton/Ridgecrest

Description: Funds will be combined with a prior year's \$100,000 HOME award for a total subsidy of \$150,000 to provide 15 new affordable homes.

Projected Program Outcomes: 15 low-income households will achieve homeownership and begin to build assets.

HUD Performance Outcome Statement:

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	n/a	HOME	\$50,000
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	15 Housing Units	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$1,186,916
End Date:	6/30/2011	Total:	\$1,236,916
Location / Service Area / Beneficiaries:		Administered By:	
64 E Chimney Rock Rd, Edneyville, NC		Housing Assistance Corporation	
Help the homeless? No		602 Kanuga Road	
Help persons with HIV / AIDS? No		Hendersonville NC 28739	
Help persons with Special Needs? Yes		Mr. Hugh Lipham, Director of Residential Development	
		Phone: (828) 692-4744	

30	Housing Assistance Corporation: Oak Haven		
Description: Proposed Low Income Housing Tax Credit 56 unit project for a multifamily complex that will provide affordable housing for elderly in Hendersonville.			
Projected Program Outcomes: 56 new units will be constructed providing affordable housing for elderly persons.			
HUD Performance Outcome Statement:			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	n/a	HOME	\$350,000
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	56 Housing Units	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$6,093,612
End Date:	6/30/2011	Total:	\$6,443,612
Location / Service Area / Beneficiaries:		Administered By:	
Hendersonville, NC		Housing Assistance Corporation	
Help the homeless? No		602 Kanuga Road	
Help persons with HIV / AIDS? No		Hendersonville NC 28739	
Help persons with Special Needs? Yes		Mr. Hugh Lipham, Director of Residential Development	
		Phone: (828) 692-4744	

31**Housing Authority of the City of Asheville: Tenant Based Rental Assistance**

Description: Tenant based rental assistance for 100 low and very-low income households. Funds will be used to assist in the payment of security deposits for families utilizing Section 8 Housing Choice Vouchers.

Projected Program Outcomes: 100 households will be assisted in securing safe, affordable rental housing.

HUD Performance Outcome Statement:

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	Tenant Based Rental Assistance	CDBG	\$
Eligibility Citation:	n/a	HOME	\$37,500
National Objective:	n/a n/a	Program Income	\$18,750
Accomplishment Goal:	100 Households	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$22,500
End Date:	6/30/2011	Total:	\$78,750
Location / Service Area / Beneficiaries:		Administered By:	
Asheville/Buncombe County		Housing Authority of the City of Asheville	
Help the homeless? Yes		165 South French Broad Avenue	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? Yes		Mr. Anthony Goodson Jr., Director of Assisted Housing	
		Phone: (828) 239-3533	

32	Madison County: Homeowner Rehab		
Description: To rehabilitate 4-6 homes belonging to very low income residents with special needs, including bringing the homes up to code, in order to eliminate threat to life, health or safety of residents.			
Projected Program Outcomes: 4-6 existing owner-occupied housing units will be rehabilitated for low-income homeowners.			
HUD Performance Outcome Statement:			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14A) Rehab: Single-Family Residential	CDBG	\$
Eligibility Citation:	n/a	HOME	\$75,000
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	6 Housing Units	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$-
End Date:	6/30/2011	Total:	\$75,000
Location / Service Area / Beneficiaries:		Administered By:	
Madison County		Madison County	
Help the homeless? No		P. O. Box 579	
Help persons with HIV / AIDS? No		Marshall NC 28753	
Help persons with Special Needs? Yes		Mr. Steve Garrison, Madison County Manager	
		Phone: (828) 649-2854	

33

Buncombe County: Rural Home Rehabilitation

Description: Rehabilitation of 2 single-family housing units in Buncombe County occupied by low income-homeowners. Administered by Mountain Housing Opportunities.

Projected Program Outcomes: 2 existing owner-occupied housing units will be rehabilitated for low-income homeowners.

HUD Performance Outcome Statement:

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14A) Rehab: Single-Family Residential	CDBG	\$
Eligibility Citation:	n/a	HOME	\$52,367
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	2 Housing Units	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$151,578
End Date:	6/30/2011	Total:	\$203,945
Location / Service Area / Beneficiaries:		Administered By:	
Buncombe County, outside Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? Yes		Buncombe County: 64 Clingman Avenue, Suite 101 Asheville NC 28801 Mr. Lloyd Freel, Repair/Rehab Manager Phone: (828) 254-4030	

34	Buncombe County: MHO - Down Payment Assistance		
Description: Providing homeownership opportunities to low/moderate income households in Buncombe County through down-payment assistance lending.			
Projected Program Outcomes: Atleast 4 Households will be able to achieve homeownership assistance			
HUD Performance Outcome Statement:			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(13) Direct Homeownership Assistance	CDBG	\$
Eligibility Citation:	n/a	HOME	\$60,000
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	4 Housing Units	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$565,400
End Date:	6/30/2011	Total:	\$625,400
Location / Service Area / Beneficiaries:		Administered By:	
Buncombe County, outside Asheville		Buncombe County:	
Help the homeless? No		64 Clingman Avenue, Suite 101	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? No		Mr. Mike Vance, Homeownership Manager	
		Phone: (828) 254-4030	

35

Mountain Housing Opportunities: Self-Help Homeownership

Description: This project will provide 6 new affordable homes for low-income residents of Buncombe County. The homes will be constructed using the self-help method. Construction financing will be provided as construction loans to participating families by USDA.

Projected Program Outcomes: 6 new affordable single-family homes will be added to the existing housing stock and sold to eligible low-income households.

HUD Performance Outcome Statement:

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	n/a	HOME	\$70,000
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	9 Households	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$1,623,263
End Date:	6/30/2011	Total:	\$1,693,263
Location / Service Area / Beneficiaries:		Administered By:	
Central Avenue, Black Mountain, Buncombe County		Mountain Housing Opportunities	
Help the homeless? No		64 Clingman Avenue, Suite 101	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? No		Mr. Joe Quinlan, Self-Help Program Manager	
		Phone: (828) 254-4030	

36	Mountain Housing Opportunities: Larchmont		
Description: New construction of 60 renter-occupied housing units to be occupied by low-income families in the Asheville area. 11 units will be designated HOME-assisted. Developed by MHO as CHDO.			
Projected Program Outcomes: 60 new affordable renter-occupied housing units will be added to the existing housing stock and rented to low-income families.			
HUD Performance Outcome Statement:			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	n/a	HOME	\$175,000
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	60 Housing Units	City of Asheville	\$400,000
Start Date:	7/1/2010	Other:	\$7,708,429
End Date:	6/30/2011	Total:	\$8,283,429
Location / Service Area / Beneficiaries:		Administered By:	
785 Merrimon Avenue		Mountain Housing Opportunities	
Help the homeless? No		64 Clingman Avenue, Suite 101	
Help persons with HIV / AIDS? No		Asheville NC 28801	
Help persons with Special Needs? Yes		Mr. Rich Olejniczak, Rental Development Officer	
		Phone: (828) 254-4030	

37

Transylvania County: WCCA - Down Payment Assistance

Description: The Transylvania County Downpayment (DPA) Assistance Program will assist 4 low-income families with home purchases in the very expensive Transylvania County market.

Projected Program Outcomes: 4 Low -Income families in Transylvania County will receive Down Payment Assistance to achieve homeownership.

HUD Performance Outcome Statement:

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(13) Direct Homeownership Assistance	CDBG	\$
Eligibility Citation:	n/a	HOME	\$23,100
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	4 Households	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$7,700
End Date:	6/30/2011	Total:	\$30,800
Location / Service Area / Beneficiaries:		Administered By:	
Transylvania County		Transylvania County	
Help the homeless? No		PO Box 685	
Help persons with HIV / AIDS? No		Hendersonville NC 28793	
Help persons with Special Needs? No		Ms. Sheryl Fortune, Housing Director	
		Phone: (828) 693-1711	

38	Western Carolina Community Action: English Hills Pre-development Loan		
Description: To determine the feasibility of developing an “affordable” mixed-income, mixed-use development within the City of Brevard.			
Projected Program Outcomes: To determine the feasibility of developing an “affordable” mixed-income, mixed-use development within the City of Brevard.			
HUD Performance Outcome Statement:			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	Pre-Development Loan	CDBG	\$
Eligibility Citation:	n/a	HOME	\$36,200
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	0 n/a	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$40,700
End Date:	6/30/2011	Total:	\$76,900
Location / Service Area / Beneficiaries:		Administered By:	
Transylvania County		Western Carolina Community Action	
Help the homeless? No		PO Box 685	
Help persons with HIV / AIDS? No		Hendersonville NC 28793	
Help persons with Special Needs? No		Ms. Sheryl Fortune, Housing Director	
		Phone: (828) 693-1711	

39

City of Asheville: HOME Administration

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 reporting.

Projected Program Outcomes: n/a

HUD Performance Outcome Statement:

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(21H) HOME Admin Costs of PJ (subject to 10% cap)	CDBG	\$
Eligibility Citation:	n/a	HOME	\$145,436
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	n/a	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$
End Date:	6/30/2011	Total:	\$145,436
Location / Service Area / Beneficiaries:		Administered By:	
Consortium-wide Help the homeless? n/a Help persons with HIV / AIDS? n/a Help persons with Special Needs? n/a		City of Asheville 5th Floor City Hall Asheville NC 28801 Mr. Jeff Staudinger, Community Development Director Phone: (828) 259-5723	

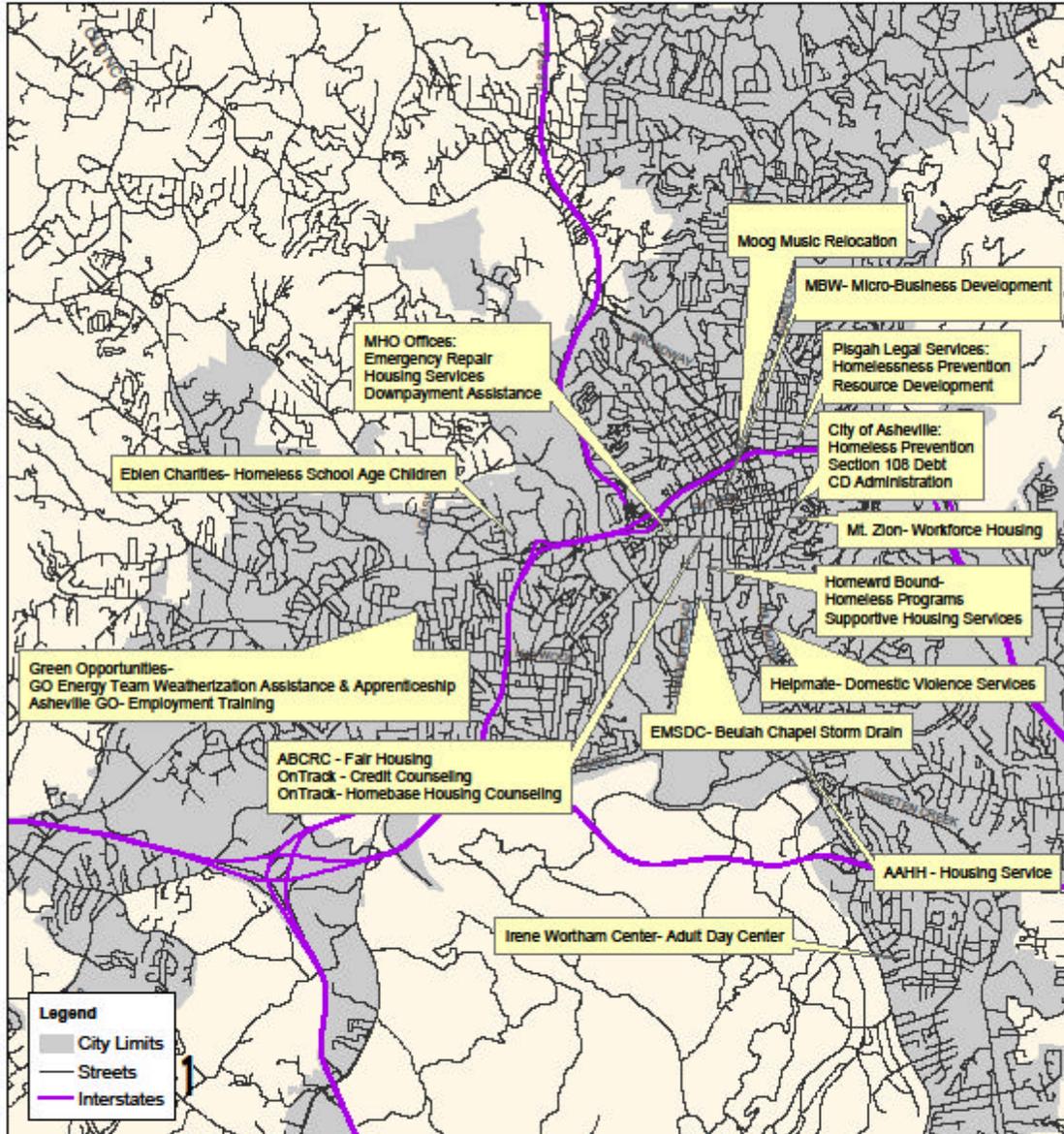
40	CHDO Operating Expenses: CHDO Operating Expenses		
Description: Operating funds for the four CHDOs in the Consortium's area who are actively developing and managing HOME-assisted housing. Funds are divided equally between Mountain Housing Opportunities, Housing Assistance Corporation, Western Carolina Community Action, and the Community Housing Coalition of Madison County.			
Projected Program Outcomes: n/a			
HUD Performance Outcome Statement:			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(21I) HOME CHDO Oper Exp (subject to 5% cap)	CDBG	\$
Eligibility Citation:	n/a	HOME	\$65,793
National Objective:	n/a n/a	Program Income	\$
Accomplishment Goal:	n/a	City of Asheville	\$
Start Date:	7/1/2010	Other:	\$
End Date:	6/30/2011	Total:	\$65,793
Location / Service Area / Beneficiaries:		Administered By:	
Consortium-wide		CHDO Operating Expenses	
Help the homeless? n/a		5th Floor City Hall	
Help persons with HIV / AIDS? n/a		Asheville NC 28801	
Help persons with Special Needs? n/a		Mr. Jeff Staudinger, Community Development Director	
		Phone: (828) 259-5723	

Section IV

MAPS

Proposed Projects 2010-2011 City of Asheville, North Carolina

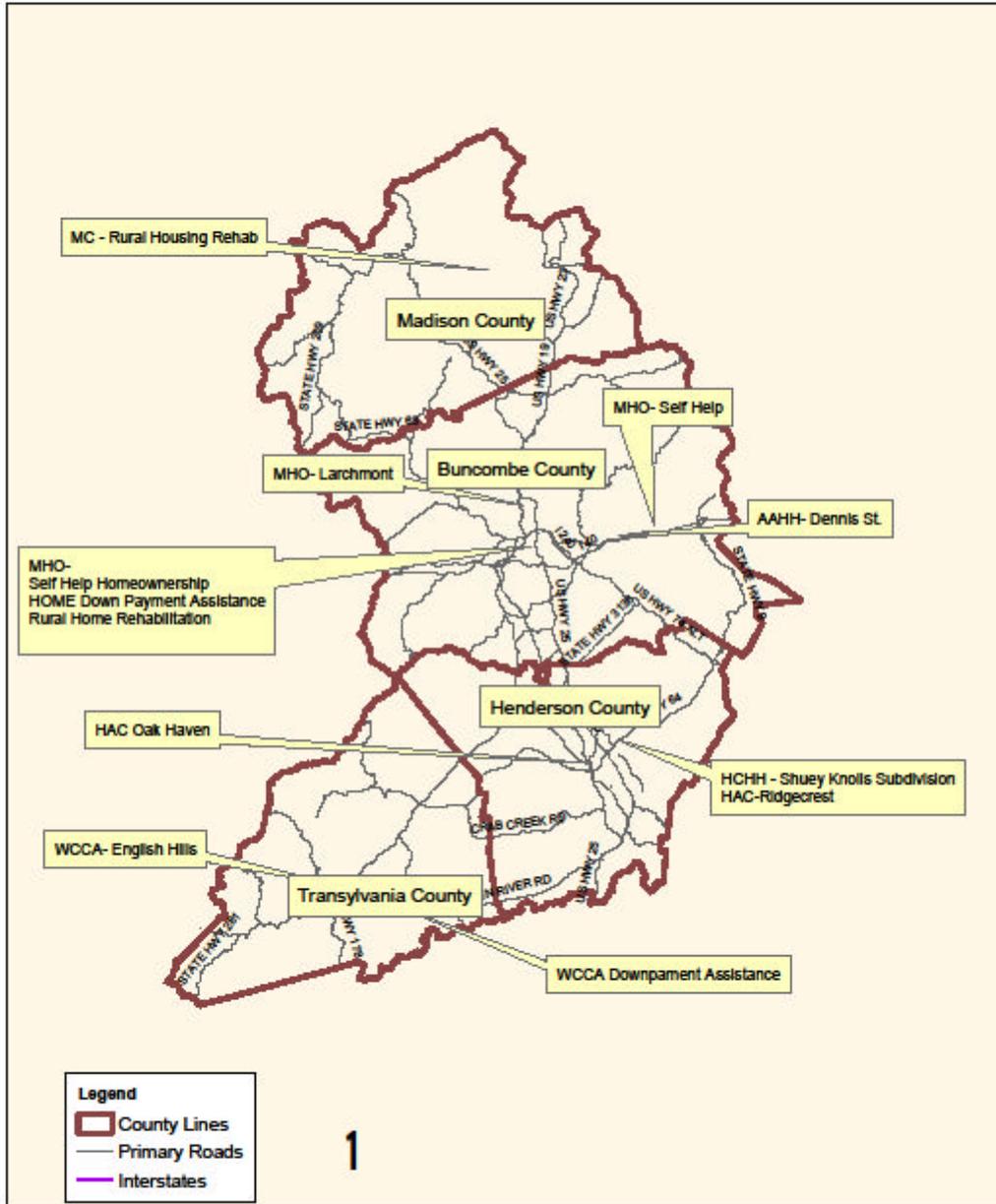
Prepared by the City of Asheville
Planning and Development Department
April 2010



Source: City of Asheville, Community Development Division

Proposed Projects 2010-2011 Consortium Counties, North Carolina

Prepared by the City of Asheville
Planning and Development Department
April 2010



Source: City of Asheville, Community Development Division
Location: ©COMSERV/COMARCH/Asheville, Pa. 2010-11/Map

Section V

CERTIFICATIONS & STANDARD FORMS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

- (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans **during the program year 2010-2011**, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official

Date

City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code):

**City Hall Building
70 Court Plaza
Asheville, NC 28801**

Check if there are workplaces on file that are not identified here.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).