

Project Descriptions and Justification for Funding Recommendations

Mountain Housing Opportunities (MHO) Owner Occupied Rehabilitation	MHO submitted an application to continue the Rural Housing Rehab Program. The program will benefit 2 very low income homeowners outside of the city limits of Asheville. Priority is given to elderly persons, disabled persons, and for those persons with children in the home. A note and deed of trust is secured for every rehab.	Rural Rehabilitation activities are also funded through the CDBG Scattered Site Program. MHO is capable of rehabilitating additional homes through the HOME Program.
Mountain Housing Opportunities (MHO) Down Payment Assistance	MHO submitted an application to assist 10 low/moderate income households in purchasing homes located within Buncombe County through down payment assistance. Income eligible homebuyers will receive up to \$20,000 in deferred loan funds to assist in the purchase of a home located within Buncombe County.	MHO's Direct Homebuyers Assistance program helps low-to-moderate income homebuyers overcome the existing financial barrier, while ensuring that borrowers have both affordable and sustainable first mortgage products. MHO program guidelines necessitate that all applicants complete an in-person homebuyer education course so that they are aware of their budget and knowledgeable about the loan product for which they are applying. Borrowers must have demonstrated stability in their employment and their finances.
Mountain Housing Opportunities (MHO) Self-Help Program	MHO submitted an application for HOME funds to be used for paving/infrastructure for the purpose of building 12 units of affordable single family housing in the Weaverville community.	The MHO self-help homeownership program builds attractive, affordable housing by using the USDA mutual self-help method. First time homeowners work together in small groups to help each other build their own homes. Under MHO supervision, participating families provide 65% of the labor involved in building their houses. The target client group is residents of Buncombe County whose income is less than 80% of AMI and who do not currently own adequate housing.
Mountain Housing Opportunities (MHO) Self-Help Program	MHO submitted this application for HOME funds to cover the cost of extending sewer line and the associated engineering costs. There are some additional infrastructure costs for the project. This project will result in 6 new units in the Black Mountain area.	The MHO self-help homeownership program builds attractive, affordable housing by using the USDA mutual self-help method. First time homeowners work together in small groups to help each other build their own homes. Under MHO supervision, participating families provide 65% of the labor involved in building their houses. The target client group is residents of Buncombe County whose income is less than 80% of AMI and who do not currently own adequate housing.
Habitat for Humanity	Habitat for Humanity submitted an application for HOME funds to create a development with 18 new homes. The proposed development will be one-story, site-built, single-family residential.	Since incorporating in 1983, Asheville Area Habitat (AAHH) has constructed 194 new houses in Asheville and Buncombe County. Of these houses, 112 have been constructed in six Subdivisions. During its history, AAHH has only had two foreclosures. AAHH collaborates with a number of community agencies, such as On Track and NC Agricultural Extension to provide homeowner education and training. AAHH only builds housing for homeownership.
Eblen Charities	Eblen Charities submitted an application for HOME funds to provide security and utility deposits to individuals who are homeless or at-risk of homelessness with a focus on the elderly, survivors of domestic violence, and the extremely low-income.	Over the past three years, Eblen Charities has provided nearly one million dollars in housing services regarding mortgages, rent and security deposits. This does not include the nearly three million dollars in utility assistance during the same timeframe. Eblen believes that this grant will further strengthen their housing programs.

Note:

Buncombe County's allocation as a member government within the Asheville-Buncombe Housing Consortium is estimated to be \$325,000, with \$75,000 in matching funds. If there are high quality applications from other participating governments that will require

Buncombe County to be held to its allocated amount, then the priority projects will be the following:

MHO - Self-Help Home Ownership Program in the amount of \$25,000 County Match funds; MHO Self-Help Home Ownership Program in the amount of \$70,000 in HOME funds;

MHO- Down Payment Assistance in the amount of \$60,000 HOME funds; MHO-Owner Occupied Rehabilitation in the amount of \$45,000 HOME funds and \$15,000 County Match funds;

Habitat-Single Family Home Construction in the amount of \$150,000 HOME funds; and Eblen Security Deposits for Homeless or At-Risk Homeless in the amount of \$35,000 County Match funds.