

Ferry Road Infrastructure

*RFP for Coronavirus State and Local Fiscal
Recovery Funds*

Buncombe County Government

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Asheville, NC 28801

Timothy Love

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Application Form

Question Group

Buncombe County requests proposals for projects to help the community recover from and respond to COVID-19 and its negative economic impacts.

Buncombe County has been awarded \$50,733,290 in Coronavirus State and Local Fiscal Recovery Funds (Recovery Funding), as part of the American Rescue Plan Act. To date, Buncombe County has awarded projects totaling \$23,093,499, leaving a balance of \$27,639,791 available to award.

Visit <http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding> for details.

This infusion of federal resources is intended to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery.

Buncombe County is committed to investing these funds in projects that:

- Align to county strategic plan and community priorities
- Support equitable outcomes for most impacted populations
- Leverage and align with other governmental funding sources
- Make best use of this one-time infusion of resources
- Have a lasting impact

Proposals shall be submitted in accordance with the terms and conditions of this RFP and any addenda issued hereto.

[Click here for the full terms and conditions of the RFP](#)

Organization Type*

Public

Nonprofit documentation

If nonprofit, attach IRS Determination Letter or other proof of nonprofit status.

Name of Project.*

Ferry Road Infrastructure

New/Updated Proposal*

Is this a new project proposal or an updated version of a proposal submitted during the earlier (July 2021) Recovery Funding RFP?

Updated version of previously submitted proposal

Amount of Funds Requested*

\$2,000,000.00

Category*

Please select one:

- Affordable Housing
- Aging/Older Adults
- Business Support/Economic Development
- Environmental/Climate
- Homelessness
- K-12 Education
- Infrastructure and/or Broadband
- Mental Health/Substance Use
- NC Pre-K Expansion
- Workforce

Water & sewer infrastructure

Brief Project Description*

Provide a short summary of your proposed project.

Buncombe County is undergoing a property analysis and site planning for the “Ferry Road property”. The property analysis is underway and has identified potential development scenarios for mixed use, mixed income housing that is supported by recreational, commercial and institutional uses.

As part of the site planning, a detailed evaluation of water, sewer and multi-modal transportation access will be conducted to include estimated pricing. This infrastructure is necessary to improve the site for potential development scenarios that will allow the utilization of the property to meet Buncombe County’s Strategic Plan goals. This project supports goals for educated and capable community, resident well-being, vibrant economy, and equity. This infrastructure will enable the development of affordable housing, provide access to cultural and recreational opportunities, and seek to conserve environmentally sensitive land (e.g., wetlands) on the property and along the French Broad River.

Project Plan*

Explain how the project will be structured and implemented, including timeframe.

Project Selection:

Buncombe County has secured a vendor to analyze infrastructure needs on the site. The vendor will provide estimated costs for infrastructure for the development scenarios that are developed. Once a final scenario is selected Buncombe County will work with the respective transportation, water and sewer agencies to define construction costs and timeline.

Project Approval:

Buncombe County staff will request approval of the Buncombe County Board of Commissioners to identify a specific development scenario and then work with the respective water and sewer agencies.

Project Implementation:

The project will be administered and constructed by the Department of Transportation (DOT), Metropolitan Sewer District (MSD) and the City of Asheville. The timeframe for this project is two years from project award.

Project Evaluation:

The project will include performance metrics for number of users impacted (e.g., parcels with water and sewer access).

Statement of Need*

Describe the need that this project will address. Include data to demonstrate the need, and cite the source of the data.

This project will provide transportation, water and sewer infrastructure to the Ferry Road parcel. The parcel is approximately 200 acres and has both MSD and City Water lines present at adjacent parcels. The extension of this infrastructure will enable the development of the site for mixed use, mixed income housing that is supported by recreational, commercial and institutional uses. Without this infrastructure, the site will remain undeveloped.

Previous attempts to develop the property did not directly address Buncombe County Strategic Plan goals. Specifically, prior development scenarios did not emphasize affordable housing, environmental conservation, and practical recreation opportunities.

The creation of affordable housing is a critical need in Buncombe County and is reflected as a goal in the Buncombe 2025 Strategic Plan (goal: Implement land use strategies that encourage affordable housing near transportation and jobs). This site provides an opportunity for Buncombe County to encourage the development of additional affordable units as the sole land owner of the site in partnership with nonprofit/for profit development teams. Additionally, the location of the site provides an opportunity to create housing near the Biltmore Park West Employment hub, the planned AB Tech Workforce training center, nearby public transportation routes on Brevard Road, and recreational opportunities at Bent Creek River Park.

Link to COVID-19*

Identify a health or economic harm resulting from or exacerbated by the public health emergency, describe the nature and extent of that harm, and explain how the use of this funding would address such harm.

Although the pandemic's impacts have been widespread, both the public health and economic impacts of the pandemic have fallen most severely on communities and populations disadvantaged before it began. Low-income communities, people of color, and Tribal communities have faced higher rates of infection,

hospitalization, and death, as well as higher rates of unemployment and lack of basic necessities like food and housing. Pre-existing social vulnerabilities magnified the pandemic in these communities, where a reduced ability to work from home and, frequently, denser housing amplified the risk of infection.

As such, the ARPA prioritizes investments in water, sewer, broadband, and housing that will mitigate those impacts. ARPA guidance indicates that local governments may use the funds to invest in water, sewer, and broadband infrastructure. Specifically, these investments include making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet. The Interim Final Rule states that “water infrastructure projects may include building or upgrading facilities and transmission, distribution, and storage systems, including the replacement of lead service lines.”

The guidance issued by the Department of Treasury for the American Rescue Plan specifically cites water and sewer infrastructure as an eligible use of the funding. Further, this infrastructure investment will enable the development of affordable housing which is identified as an eligible use of funding. Specifically: “Building stronger neighborhoods and communities, including: supportive housing and other services for individuals experiencing homelessness, development of affordable housing, and housing vouchers and assistance relocating to neighborhoods with higher levels of economic opportunity.”

Population Served*

Define the population to be served by this project, including volume and demographic characteristics of those served.

This project will serve numerous residents of Buncombe County by providing affordable housing options in a mixed use, mixed income community. Affordable housing is a critical need in Buncombe County and access to housing is a key issue for those disproportionately impacted by COVID-19, including but not limited to, individuals experiencing homelessness and low-income individuals. Additionally, the development will include public recreational opportunities (e.g., greenway, river access) that will benefit all residents of Buncombe County.

Results*

Describe the proposed impact of the project. List at least 3 performance measures that will be tracked and reported. If possible, include baselines and goals for each performance measure.

This project supports Strategic Plan goals including, but are not limited to, implementing land use strategies that encourage affordable housing near transportation and jobs; expanding and maintaining cultural and recreational assets; increasing access to public transportation, including public transit and paratransit services; and increasing total employment in our region’s targeted industries.

The project will track:

Number of new linear feet of roadway.

Number of new linear feet of sewer line.

Number of new linear feet of water line.

Number of customers served with sewer.

Number of customers served with water.

Evaluation*

Describe the data collection, analysis, and quality assurance measures you will use to assure ongoing, effective tracking of contract requirements and outcomes.

The selected provider will provide recurring status reports. Status reports will provide a summary of households served.

Equity Impact*

How will this effort help build toward a just, equitable, and sustainable COVID-19 recovery? How are the root causes and/or disproportionate impacts of inequities addressed?

Although the pandemic's impacts have been widespread, both the public health and economic impacts of the pandemic have fallen most severely on communities and populations disadvantaged before it began. Low-income communities, people of color, and Tribal communities have faced higher rates of infection, hospitalization, and death, as well as higher rates of unemployment and lack of basic necessities like food and housing. Pre-existing social vulnerabilities magnified the pandemic in these communities, where a reduced ability to work from home and, frequently, denser housing amplified the risk of infection.

By permitting funds to be used for water and sewer infrastructure needs, Congress recognized the critical role that clean drinking water and services for the collection and treatment of wastewater and stormwater play in protecting public health. ARP is designed to provide funding for projects that protect public health and safety by ensuring compliance with wastewater and drinking water health standards.

This project will support equity by creating additional water and sewer infrastructure that will enable the development of affordable housing. Specifically: "Building stronger neighborhoods and communities, including: supportive housing and other services for individuals experiencing homelessness, development of affordable housing, and housing vouchers and assistance relocating to neighborhoods with higher levels of economic opportunity."

Project Partners*

Identify any subcontractors you intend to use for the proposed scope of work. For each subcontractor listed, indicate:

- 1.) What products and/or services are to be supplied by that subcontractor and;
- 2.) What percentage of the overall scope of work that subcontractor will perform.

Also, list non-funded key partners critical to project.

This funding will be used with the selected provider. The provider will install roadway, water and sewer infrastructure. The provider will perform 100% of the work.

Capacity*

Describe the background, experience, and capabilities of your organization or department as it relates to capacity for delivering the proposed project and managing federal funds.

Buncombe County government will support the management of this project. The selected providers are regional providers of water and sewer services and transportation.

Budget*

Provide a detailed project budget including all proposed project revenues and expenditures, including explanations and methodology. For all revenue sources, list the funder and denote whether funds are confirmed or pending. For project expenses, denote all capital vs. operating costs, and reflect which specific expenses are proposed to be funded with one-time Buncombe County Recovery Funds.

Download a copy of the budget form [HERE](#). Complete the form, and upload it using the button below.

Ferry Road Infrastructure - Budget.xlsx

Special Considerations*

Provide any other information that might assist the County in its selection.

Ferry Road Infrastructure - Budget.xlsx

The analysis of this project is underway and additional details will be available by the end of calendar year 2022 regarding the selected development scenario and potential costs.

File Attachment Summary

Applicant File Uploads

- Ferry Road Infrastructure - Budget.xlsx
- Ferry Road Infrastructure - Budget.xlsx

Coronavirus State and Local Fiscal Recovery Funds Proposed Project Budget

| | |
|---------------------------|-----------------------------------|
| Organization Name: | Buncombe County Government |
| Project Name: | Ferry Road Infrastructure |
| Amount Requested: | \$2,000,000 |

| Proposed Project Revenue Funder | Amount | Confirmed or Pending? | Notes |
|--|------------------------|-----------------------|-------|
| Proposed Buncombe COVID Recovery Funds | \$ 2,000,000.00 | Pending | |
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| Total | \$ 2,000,000.00 | | |

| Proposed Project Expenses | Proposed Recovery Funds | Other Funds | Total | Capital or Operating Expense? | Notes |
|---------------------------|-------------------------|-------------|------------------------|-------------------------------|---------------------------------|
| Water Expansion | \$ 250,000.00 | | \$ 250,000.00 | Capital | Work with the City of Asheville |
| Sewer Expansion | \$ 250,000.00 | | \$ 250,000.00 | Capital | Work with MSD |
| Roadway Expansino | \$ 1,500,000.00 | | \$ 1,500,000.00 | Capital | Work with DOT |
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| Total | | | \$ 2,000,000.00 | | |

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