

ABCCM Transformation Village Capital Project

*FY 2017 Buncombe County Community
Funding*

Asheville Buncombe Community Christian Ministry

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Application Form

Project Name*

Name of Project

ABCCM Transformation Village Capital Project

Amount Requested*

Amount Requested

\$550,000.00

Service Area*

Which Commissioner Districts are served by this program?

Access a map of Buncombe County Commissioner districts [here](#).

District 3

Which county sustainability goal aligns best with the goals of this project?*

Based on the Buncombe County Sustainability Plan, select a Category, Goal & Objective that align with the focus of the project and the specific results that will be achieved.

Access the Buncombe County Sustainability Plan [here](#).

Community > Equity in Access > Ensure reliable access to information resources (i.e. broadband internet)

If applicable, select a second sustainability goal that aligns with project goals.

Result 2 is optional - Select if project aligns with more than one Sustainability Category, Goal & Objective.

Economy > Workforce Development > Identify and reduce barriers to employment (e.g., childcare, transportation, housing, insurance)

If applicable, select a third sustainability goal that aligns with project goals.

Result 3 is optional - Select if project aligns with more than one Sustainability Category, Goal & Objective.

Community > Affordable, Green, and Liveable Housing > Provide affordable and workforce housing assistance funding for new developments

Project Description

Project Description*

Description of Project

ABCCM requests \$550,000 to help construct ABCCM's Transformation Village. The first Phase will build 26 units that are hotel type rooms at 12'x20 that will have 52 beds and 20 two bedroom apartments that will house 20 Moms with children for an additional 60 beds bringing the total to 112 beds. Phase I will cost an estimated \$5.5 million, including the land. ABCCM has already purchased the land at a bargain price of \$40,000/acre and was able to pay cash at \$960,000. We currently have \$4.2 million in pledges and will break ground in the next 60 days. Completion is planned for December 1, 2016. Phase II will begin after ABCCM has another \$2.5 million in pledges and will add 60 one-bedroom apartments and 20 two-bedroom apartments to create an additional 180 beds. This will bring the total capacity on completion to 292 beds, enough to eliminate the current waiting list Steadfast House and provide a safe place for every homeless child.

ABCCM will more than double its capacity in Phase I and will serve 112 homeless women and children. We will expand our emergency beds from 6 to 24. This will expand our transitional beds from 33 to 88. Half are victims of domestic violence (single or with children). ABCCM will expand from 10 to 15 beds for veterans. Our transitional housing environment offers case management, with therapeutic counseling, education and work with Work Readiness and job placement, life skills training leading to a living wage job with permanent housing. The program will serve victims of domestic violence by Helpmate after they have completed 90 days in their emergency shelter or others from the community. ABCCM will utilize its current successful transitional housing program to provide safety and stability, wellness and nutrition, life skills training with therapeutic training to assist women in achieving their goals for sustainable income and permanent housing.

How many people will this project serve?*

State the number of individuals or households in Buncombe County that will be served by this project. Also state the number of people that will experience the desired result. For example, if dropout prevention services are being delivered to 100 students, how many will successfully graduate from high school?

ABCCM will serve up to 112 homeless women and their children in a twenty-four month time-frame. There will be a specific enrollment process for these clients. Each participant will receive a contract for success, an individualized employment and training plan, and will be assessed on the Ruby Payne Resiliency Scale. Participants are tracked through the number of classes they participate in and the number of hours in those classes; through the hours of therapeutic involvement, hours in intensive case management, professional certifications completed, job placement, wage an hour tracking on a monthly basis, and tracking savings, hours participating with allies and community meetings; and type of placement into affordable housing. Our current outcomes indicate that 100% will be trained, 20% will be disabled and enrolled in SOAR, 75% will be placed into jobs and all discharged into permanent housing, leaving 5% who will choose to exit and every effort will be made to place elsewhere.

Describe the people this project will serve.*

Characterize the demographics of the project's target population in terms such as age, gender, income, race, ethnicity, geographic area, etc. Include information about method of referral/recruitment of the target population.

ABCCM's target population is homeless women and their children with half being survivors of domestic violence, 10% veterans, 20% disabled, and 20% economic crisis such as due to divorce or mental

health/substance abuse. Most of these would be below 100% of the federal poverty level, but we will serve domestic violence survivors with existing jobs up to 200% of the federal poverty level. All the women targeted for this program are already identified on our waiting list at Steadfast House and have completed an assessment utilizing the Homeless Coalition VI-SPDAT. We offer Rapid Rehousing to those who choose it to limit their homelessness to less than 90 days. Homeless prevention services offer through our Crisis Ministry centers. We serve anyone regardless of race, ethnicity, life-style or religious beliefs and currently have about 65% white, 25% African-American, 10% Latino. We offer comprehensive case management. Our apartments offer permanent supportive housing, like Housing First.

What key steps will you take to achieve the results of this project?*

Describe the core elements of your implementation plan, including milestones that will take place within the funding timeframe.

ABCCM's proposed service delivery plan is a comprehensive approach, based on its strengths in transitional housing, mentoring services, work readiness, job placement, and rapid rehousing that leads to permanent housing. It is well documented that there is less than a 1% vacancy rate for apartments. This has inspired our Board to build a combination of emergency shelter units and permanent supportive housing units in Phase I with a goal to add 80 permanent supportive housing apartments. We will break ground by January 30th to install infrastructure. We will construct the 26 emergency shelter units in 20 two-bedroom apartment units and a 24,000 sq.ft. community training center starting April 10th and completed by December 1st 2016. As soon as we are able to raise an additional \$2.5 million, we will construct 80 more apartment units.

Describe the evidence of success that backs this project's approach.*

What evidence of success (i.e. evidence-based research, practice model, accreditation, industry standards, and/or other framework) are you using as a basis for your project design?

ABCCM has completed \$2.5 million in expansion of three Crisis Ministry centers from 2011 to 2014. Private funding from the churches, businesses and individuals raised the funds and all are debt free and paid for. We are grateful to Buncombe County Commissioners for completing the ABCCM Hominy Valley project by pledging and funding the last \$140,000 needed to complete this. We are asking for 10% funding on this project as we already have significant community support at \$4.2 million in pledges. We are confident with your support we will successfully raise the remaining \$1.3 million in pledges.

Describe your data collection, tracking, and reporting procedures.*

Explain your methods for documenting project, service and client information. Include a description of any software or other tools utilized.

ABCCM utilized a project management software that successfully tracks and monitors progress. ABCCM's Chief Operating Officer, Mr. Jay Lee, is primarily responsible for all project management and facilities management at ABCCM.

Explain your technological resources and capacity.*

Explain your current technological strengths and barriers and how this impacts your ability to track data and report outcomes. Who is responsible for adaptation and use of technology within your organization?

ABCCM has sophisticated technological resources and high speed fiber optics at all of our locations. ERC Broadband provides all the fiber connectivity and houses our servers with triple redundancy at their offices in the Federal Building; Electronic Office provides all maintenance and supportive services for our hardware, software, and networking; Crawley, Lee and Co. provide our Computer System Manager who handles all design, implementation, and backup systems for the Network, Databases, and Communication systems. ABCCM has invested in the Blackbaud database to integrate finances, grant management, donor and volunteer tracking. We utilize Charity Tracker for our case management and reporting and the NC Homeless Management Information System (HMIS) database. ABCCM has robust tracking and reporting capabilities that are flexible and have powerful analytic capacity.

Organizational Profile

How does the proposed project support your mission and strategic plan?*

State your mission and the date of your most recent strategic plan, and explain how the proposed project helps advance your organizational goals.

ABCCM's mission is twofold: to create opportunities for others to serve their neighbors in need; and, to fill gaps in the safety net that provide short-term and long-term solutions to sustain individuals and families. Just as the Veterans Quarters grew out of the 2006-2010 plan; Transformation Village was the next logical step in our 2011-2015 plan. We successfully took 25% of all homeless who were veterans and put together collaborative partnerships that has been recognized as a national best practice. Now that homeless women and families has grown from 10% to 25% of all homeless, we are poised to do it again. Our General Assembly of Churches, with its 277 members, adopted the plan as presented by the Board of Directors at our annual meeting in November. The Board also approves an annual strategic plan tied to the 5 year plan at the annual meeting. In the last 10 years our operating budget and support grew from \$2.1 million to \$6.5 million. We added 80,000 sq.ft. of facilities.

What expertise/accomplishments do you have that are relevant to the proposed project?*

List your organization's strengths as well as accomplishments from the past 3 years that position the organization to be successful with the proposed project.

ABCCM has an outstanding track record over the past fifteen years which has resulted in multiple awards and levels of distinction as already stated. Even though ABCCM has a broad array of services under its umbrella, we also effectively collaborate through the various coalitions and other supportive service providers in accomplishing our poverty remediation services. ABCCM currently has the support of about 300 churches, 5,000 volunteers and manages a cash budget of \$6.5 million dollars and an in-kind budget of about \$12 million annually. ABCCM currently manages eleven different federal, state and county contracts for services. Our accounting system and administrative capacity allows for individualized grant management and tracking of resources to specific client activities. ABCCM has received numerous awards, being recognized by the VA in 2008 as a "best practice" in transitional housing; being recognized by US-DOL in July 2012 as "best practice" for employment and training.

Describe partners that are critical to the success of your organization.*

List any external partners, intermediaries or advisors important to your success, and describe

their role and evidence of their commitment. Describe successful collaborations with these people or groups.

ABCCM's Property Committee has members who are architects, engineers, contractors, plumbers and electricians who oversee our projects and work with our COO to assist with monitoring and develop resources that consistently bring our projects in under budget. ABCCM's great relationship with suppliers and businesses results in many materials being donated. Our 277 area churches love to provide furnishings and interior decorations that significantly reduces overall project costs.

Financial Information

Nonprofit financial assurance requirements:

Financial statements, prepared using a recognizable basis of accounting (i.e., modified accrual) and IRS Form 990s must be submitted to Buncombe County annually.

- Organizations with annual revenues of \$300,000 or greater must submit financial statements audited in accordance with generally accepted auditing standards.
- Those with revenues between \$100,000 and \$300,000 must submit financial statements reviewed in accordance with SSARS 19.
- Those with revenues of less than \$100,000 must submit non-disclosure financial statements compiled in accordance with SSARS 19.

All financial statements must be reported on by a certified public accountant and include a full balance sheet, income statement, and cash flow statement.

These requirements are considered minimum requirements. Organizations may submit a higher level of assurance than is required.

IRS Form 990 - Upload Here

Click Choose File to upload a copy of the 990 form you most recently completed.

Audit+2014 and 2013.pdf

If your organization does not have a 990, briefly state the reason.

Include a statement of intent to comply with nonprofit financial assurance requirements as listed above.

ABCCM is exempt from filing a 990 by the IRS. We have uploaded our latest audit which is already on file with DHHS.

Financial Statements - Upload here

Click Choose File to upload a copy of the most recently completed financial statements (audit, compilation or review).

ABCCM Dec 2014 compiled statements.pdf

If your organization does not have financial statements, briefly state the reason.

Include a statement of intent to comply with nonprofit financial assurance requirements as listed above.

Complete Budget Worksheet - Upload Here*

Download the budget form [Here](#).

Complete the budget form for this project/program and the overall agency. Save it to your computer, then upload it by clicking Choose File.

fy17 - community-funding-budget-TV - capital.xlsx

Budget Narrative*

Describe all differences between current year and proposed year. List all pending funding sources with expected date of notification. Please detail any other information that may help clarify the budget.

Transformation Village – Capital

The \$550,000 request is 10% of the capital expenditures for the project. \$500,000 has been promised as a forgivable loan from the FHLB- Atlanta. Contributions are coming from the community. Expenditures for the project to date of \$960,000 include the purchase of the tract of land for the project site. Current year budget includes the land purchase in addition to ABCCM's operations budget. Proposed year budget includes ABCCM operations budget plus the contributions needed to be raised for this project and the cost to complete the capital construction project.

What (if any) portion of requested funds will be used to support capital expenses?*

Capital projects are defined as those used to acquire or upgrade physical assets such as property, buildings, or equipment. Please detail.

100% will be used for capital expenses.

Employee Wages

Please provide information about the wage breakdowns of your employees. Living wage for Buncombe County has been identified as \$11.00 per hour for employees with employer-provided health insurance and \$12.50 per hour for employees without.

Employees with employer-provided health insurance*

List the number of employees in your organization with employer-provided health insurance in each wage category. For salaried employees, use hourly wage equivalents.

\$7.25 - \$10.99 per hour

\$11.00 - \$14.99 per hour

\$15.00 - \$19.99 per hour

\$20.00 - \$24.99 per hour

\$25.00 - \$29.99 per hour

\$30.00 - \$34.99 per hour

\$35.00 - \$39.99 per hour

\$40.00+ per hour

All full-time employees over 1000 hours a year have employer-provided health insurance.

\$7.25 - \$10.99	1
\$11.00 - \$14.99	12
\$15.00 - \$19.99	20
\$20.00 - \$24.99	7
\$25.00 - \$29.99	3
\$30.00 - \$34.99	1
\$35.00 - \$39.99	0
\$40+	4
Totals	48

Employees without employer-provided health insurance*

List the number of employees in your organization without employer-provided health insurance in each wage category. For salaried employees, use hourly wage equivalents.

\$7.25 - \$12.49 per hour

\$12.50 - \$14.99 per hour

\$15.00 - \$19.99 per hour

\$20.00 - \$24.99 per hour

\$25.00 - \$29.99 per hour

\$30.00 - \$34.99 per hour

\$35.00 - \$39.99 per hour
\$40.00+ per hour

All employees who work less than 1000 hours a year are not provided health insurance.

\$7.25 - \$12.49	46
\$12.50 - \$14.99	4
\$15.00 - \$19.99	6
\$20.00 - \$24.99	5
\$25.00 - \$29.99	0
\$30.00 - \$34.99	1
\$35.00 - \$39.99	0
\$40+	1
Totals	63