

## Veterans Village Apartments

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*FY 2017 Buncombe County Community  
Funding*

### ***Asheville Buncombe Community Christian Ministry***

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# Application Form

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## Project Name\*

Name of Project

Veterans Village Apartments

## Amount Requested\*

Amount Requested

\$350,000.00

## Service Area\*

Which Commissioner Districts are served by this program?

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

District 1

## 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 > Affordable, Green, and Liveable Housing > Ensure the availability of a diverse housing stock

## 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.

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

## 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.

## **Project Description**

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### **Project Description\***

#### **Description of Project**

ABCCM requests \$350,000 to help construct ABCCM's Veterans Village Apartments. The first Phase will build 44 units that are one bedroom apartments that will house that will serve only veterans. There are 59 veterans with HUD-VASH vouchers that cannot find any affordable one-bedroom apartments. It is well documented that this is due to the less than 1% vacancy rate. Phase I will cost an estimated \$3.5 million, not including the land that ABCCM already owns next to the Veterans Restoration Quarters. We currently have \$1.3 million in pledges and will break ground in the next 60 days. Completion is planned for November 1, 2016. Phase II will begin after ABCCM has another \$3 million in pledges and will add 56 one-bedroom apartments. This will bring the total capacity on completion to 100 units, enough to eliminate those currently waiting.

### **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?

This will provide 100 affordable housing units, with 44 one bedroom units in Phase I and 56 units with 8 being two bedrooms to bring the total to 100 apartments. This will serve only veterans with half who are below 30% AMI, and half who are below 50% AMI.

### **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.

These will serve single male veterans, most of whom are disabled on fixed income. They will have to have a HUD-VASH voucher to subsidize their housing. All units will rent for \$723/mo. or less as allowed by HUD-VASH. With 59 who currently are having to stay at the VRQ with no place to go, or those at Homeward Bound who need housing off the streets with no place to go, this will solve a critical problem providing them with permanent supportive housing for the rest of their lives.

### **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 already has a loan commitment of \$3.5 million from First Citizen's Bank. The business plan demonstrates that low-income rents from the residents with HUD-VASH vouchers that guarantee \$723/mo. will support the debt service while we raise funds and pledges for the project. We currently have \$1.2 million in pledges. We are seeking 10% from the county to support our veterans. Ground-breaking will be by Feb. 1, and the project is scheduled for completion by November, 2016.

## **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**

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### **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 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 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

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### 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-Vet Vill - 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.

Veterans Village - Capital

The \$350,000 request is 10% of the capital expenditures for the \$3,500,000 project. A loan through First Citizens Bank will finance the construction of the building on land presently owned by ABCCM. The loan will be repaid over 10+ years with proceeds from rental income derived from the property. Expenditures for the project to date of \$20,000 include a retainer fee for architectural services. Current year organizational budget

represents ABCCM’s operations budget. Proposed year budget includes ABCCM operations budget plus the grant from Buncombe County for this project and the cost to complete the capital construction project. A recent one estate gift of \$1.2 million has been received.

**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%

**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