

**Buncombe County FY2019 Strategic Partnership Grants  
Application Summary Sheet**

<b>Project</b>	<b>Edington Center Auditorium</b>
<b>Organization</b>	<b>Asheville Housing Authority</b>

<b>Amount Requested</b>	\$249,500	<b>Strategic Priority or Sustainability Goal</b>	Diverse Community Workforce
<b>New or Renewal Request</b>	New	<b>Area Served</b>	District 1

<b>Organization Description</b>	<ul style="list-style-type: none"> <li>Asheville Housing Authority's mission is to provide safe, quality and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-reliance and economic independence. Invested more than \$10 million in energy efficiency upgrades of our facilities and completed \$4.2 million in building envelope upgrades at Aston Park Tower and Altamont Apartments and secured federal tax credits and local funding to replace our oldest public housing development with a beautiful new mixed income development. Expanded Family Self Sufficiency Program staff from 2 to 6 and completed \$5.5 million in renovations to the Edington Center to facilitate job training in collaboration with community partners.</li> </ul>
<b>Key Steps</b>	<ul style="list-style-type: none"> <li>The plan is to remove the interior drop ceiling leaving the exposed truss system, level the floor, completely replace the electrical and HVAC systems, and install the basic infrastructure for a theater lighting and sound system. Work will be done under Asheville Housing's direction as General Contractor, with specialized contractors who will be required to engage at least 18 GO Southside Construction trainees in the project. This will provide them valuable on-the-job training to enhance the marketability of their training certifications in the job market. If funding is secured by July 1, 2018, the plan is to start the remaining demolition work on August 1 and construction on September 1, with completion projected by August 31, 2019.</li> </ul>
<b>People Served</b>	<ul style="list-style-type: none"> <li>Community residents who will use the auditorium are typical of the Southside neighborhood: 57% Black American/42% White with a poverty rate of 41.2% for all people (81.3% for children under age 5). All ages participate in training or other events in the Center</li> </ul>
<b>Outcomes</b>	<ul style="list-style-type: none"> <li>Training results will be measured through ongoing tracking of trainee outcomes and results by the GO Southside Construction and Kitchen Ready programs.</li> <li>Success of the renovation project will be measured by efficiently and effectively completing the project on schedule and within budget.</li> <li>Long term success of the auditorium will measured by continued community participation and tracking the range of events that the community will bring to the space.</li> </ul>

<b>Budget</b>			
<b>Amount Funded FY2018</b>	n/a	<b>Increase Request</b>	n/a
<b>Administrative Budget</b>	14% (from 2015 audited financial statements)	<b>Total Organization Budget</b>	\$25,152,100 (projected FY2019)

**Other Funding Sources:** Tenant Revenue, Federal Operating Grants, Other Revenue  
Buncombe County previously provided capital funding to replace the gymnasium floor in the Edington Center

<b>Strengths</b>
Project serves underserved, underrepresented, minority, and/or high-need population
Strong implementation plan
Diverse/Balanced funding sources

# Edington Center Auditorium

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## *FY2019 Strategic Partnership Grants*

### ***Asheville Housing Authority***

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Mr. Eugene O. Bell  
165 S. French Broad Avenue  
Asheville, NC 28801

dnash@haca.org  
O: 828-258-1222  
F: 828-254-2276

### ***Mr. David L. Nash***

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165 S. French Broad Avenue  
Asheville, NC 28801

dnash@haca.org  
O: 828-239-3505  
M: 828-507-7697  
F: 828-254-2276

# Application Form

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## Question Group

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### Project Name\*

Name of Project.

Edington Center Auditorium

### Amount Requested\*

\$249,500.00

## PROJECT NARRATIVE

### Area Served\*

Which areas of the County will be served by this project? Which Commissioner District(s) will be served?

A Buncombe County Commissioner district map is available at [THIS LINK](#).

The Arthur R. Edington Education and Career Center is located at 133 Livingston Street, in Commissioner District 1. Asheville Housing Authority seeks funding to complete the renovation and activation of all spaces in the Edington Center by upgrading the auditorium to full functionality as an accessible multi-use space. The Center serves residents of all Asheville Housing communities and other low and moderate income residents primarily living in the Southside neighborhood, which is located in Census Tract 9.

### Organization Description\*

Tell us about your organization. What is your mission? Highlight two or three key facts and accomplishments that best define your organization.

Asheville Housing Authority's mission is to provide safe, quality and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-reliance and economic independence. One key aspect of that work is preserving our affordable housing inventory. To that end, since 2010 we have invested more than \$10 million in energy efficiency upgrades of our facilities, completed \$4.2 million in building envelope upgrades at Aston Park Tower and Altamont Apartments and secured federal tax credits and local funding to replace our oldest public housing development with a beautiful new mixed income development. Another key aspect of our mission is resident self-reliance and economic independence, and to that end, we have expanded our Family Self Sufficiency Program staff from 2 to 6, and completed \$5.5 million in renovations to the Edington Center to facilitate job training in collaboration with community partners.

## Strategic Priority\*

Which of the following priorities best reflects the primary goal of your project?

Buncombe County Commissioners are dedicated to strengthening the quality of life for everyone by setting new fiscally, socially and environmentally responsible goals that will guide decisions and improve our community for future generations. The Board has committed to strategic priorities as a guide to shape partnerships and investments of resources to insure a healthy, safe, well-educated, thriving and sustainable community.

Details about the Strategic Priorities are available at [THIS LINK](#).

Diverse Community Workforce

## Strategic Priority - Other Sustainability Goal

If you selected "Other Sustainability Goal" from the list of Strategic Priorities, please list it here.

Details about the Sustainability Goals are available at [THIS LINK](#).

N/A

## Shared Vision\*

What critical community problem or challenge are you hoping to improve through this project?

Black Americans in Asheville have been and continue to be offered limited access to the local economy. This has resulted in a number of disparate outcomes, including education, health, employment, and residence in particular neighborhoods. For example, the population of Census Tract 9, where the Edington Center is located, is 57% Black and has a 41.2% poverty rate. By contrast, neighboring Census Tract 8 is 15.5% Black and has a poverty rate of only 13.4%. And just across town to the north, Census Tract 5 is only 1% Black and has a poverty rate of only 11.6%. The Edington Center is a community-based effort to expand equity, training and career opportunities for the Black American community and other low income residents, to help them truly make a difference in their lives. This project will complete the renovation and fully activate the Center, which has become a focal point for the neighborhood in just three years of operation.

## Key Steps\*

How will the project work? What are specific activities and milestones that your project entails?

The Edington auditorium was largely emptied when the City built the Grant Center down the street, and as part of the original renovation we had old asbestos floor tiles removed. From a construction perspective it is largely an empty shell. We plan to remove the interior drop ceiling leaving the exposed truss system, level the floor, completely replace the electrical and HVAC systems, and install the basic infrastructure for a theater lighting and sound system. Work will be done under Asheville Housing's direction as General Contractor, with specialized contractors who will be required to engage at least 18 GO Southside Construction trainees in the project. This will provide them valuable on-the-job training to enhance the marketability of their training certifications in the job market. If funding is secured by July 1, 2018, we plan to start the remaining demolition work on August 1 and construction on September 1, with completion projected by August 31, 2019.

## People Served\*

Who are the members of our community this project will serve? How many people will be served? Include demographics, including age, area median income, race, neighborhood and/or school.

Community residents who will use the auditorium are typical of the Southside neighborhood in Census Tract 9: 57% Black American/42% White with a poverty rate of 41.2% for all people (81.3% for children under age 5). All ages participate in training or other events in the Center. All HACA residents can access services in the Center without charge, and 84% of those residents are Extremely Low Income (<30% of Area Median Income), 13% are Very Low Income (<50% AMI), and 3% are Low Income (<80% AMI). GO Southside Construction trainees who will work on the project generally earn, if anything, less than 30% of AMI. They are drawn from Asheville Housing communities and other low-income neighborhoods in Buncombe County. The renovated space will be used, among other things, as a larger dinner service space for the GO Kitchen Ready trainees who have similar demographics.

## Partners\*

Which other organizations are you working with to reach your goals? What other local organizations provide similar services or serve similar beneficiaries, and how do you work together?

The Edington Center is made possible by several organizations working together. Planning for this project has included neighborhood residents, the Resident Council, Green Opportunities, Southside Community Advisory Committee, LEAF, and other neighborhood artists. The most significant advice received in the neighborhood planning process was to level the floor (rather than just add new seats to the old sloped floor) so the space can be used for a variety of training and community events, including large training classes, lectures, presentations, films, dances, art installations and black-box theater productions. Other collaborating agencies in the Center include the AB Tech Job Club, Partners Unlimited and the Family Self Sufficiency Program. We are not aware of any other local organizations providing the unique set of collaborative services that the Edington Center provides in the Southside neighborhood.

## Personnel\*

Who is responsible for the project? Briefly describe project leaders and the role each will play in the project. How do these leaders reflect the population or community that you serve?

The auditorium planning committee includes Dewayne Barton, J Hackett, Shuvonda Harper, Sandra Kilgore, John Legerton, David Nash, and Jennifer Pickering. The construction team will include David Nash, COO, who will oversee the fundraising and implementation; Djuana Swann, contracting officer, will handle procurement of subcontractors and Section 3; Bobby Head, licensed general contractor, who will supervise the construction work; Shuvonda Harper, Edington Center coordinator, will handle scheduling and maintenance of the space; J Hackett, GO Executive Director, who will oversee the training program; and Eric Howell, GO construction training supervisor, who will schedule and coordinate the work of the trainees.

This overall team includes 5 Blacks, 4 Whites, 4 women, 5 men and a range of income levels.

## Success\*

How will you measure results? What will success look like? How will you document the impact of your project? Include whether there is a model that serves as basis for project design.

We will measure training results through ongoing tracking of trainee outcomes and results by the GO Southside Construction and Kitchen Ready programs. Success of the renovation project will be measured by

efficiently and effectively completing the project on schedule and within budget. Long term success of the auditorium will be measured by continued community participation and tracking the range of events that the community will bring to the space. Judging by current requests for use of space in the Center, we expect there will be many different trainings, presentations, lectures, dances, films, and community meetings in the renovated space and we are excited about those future opportunities.

## Funding\*

What is your plan for finding the balance of the project budget? What is your funding timeline and what are your other sources of support?

Green Opportunities, working with the Resident Council, successfully applied for a Kresge Foundation FreshLo grant last year, of which \$50,000 is budgeted for this project. The Asheville Housing Board of Commissioners has approved \$200,000 toward the project. We are applying for a \$249,500 CDBG grant from the City of Asheville, and for the same amount with this Strategic Partnership Grant. The budget for renovations is \$749,000, which we believe will cover leveling and resurfacing the floor, painting, upgrading the electrical system, a new HVAC system that will tie into the geothermal system that serves the building, and the basic infrastructure for a presentation lighting and sound system. If other funding sources are identified in the future, we will have capacity to enhance the lighting and sound system components.

## Sustainability\*

How will this project be maintained? Please describe funding sources and how you plan to sustain the project in future years.

The project will be maintained as part of Asheville Housing's non-housing inventory, which are funded through unrestricted net revenue distributions. Utility and maintenance expenses will be shared with Edington Center partners through cost sharing leases for common shared space. We will amend our current fee schedule for outside groups that request use of the auditorium for private or public events, to defer further costs and cover setup and cleanup expenses.

## ATTACHMENTS

### Project Budget\*

Download the budget form at [THIS LINK](#).

Complete the budget form for this project and the overall organization.

Save it to your computer, then upload it.

Edington Center strategic-partnership-grants-FY2019-budget.xlsx

### Financial Statements\*

Upload a copy of the most recently completed financial statements.

All financial statements must be audited, reviewed or compiled by a certified public accountant and include a full

balance sheet, income statement, and cash flow statement.

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

FY2016 HACA Audit Report.pdf

### **IRS Form 990\***

Upload a copy of the 990 nonprofit tax reporting form that you most recently completed.

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

Asheville Housing is a governmental entity and is not required to file a 990.

### **Board of Directors List\***

Upload a current list of your organization's Board of Directors.

If your organization does not have a board of directors, briefly state the reason.

HACA Board Members 2-8-2018.pdf

### **Authorized Signatory**

By typing in below the name of the authorized signatory and date of submittal, you acknowledge that your governing body has authorized this application, that it is true and current to your knowledge. As a condition of any grant awarded, this organization will provide all information in the manner described in the contract to be executed between the organization and Buncombe County or its designee, including program and financial reporting.

Name & Date

David L. Nash 2/9/2018