

FY2024 Buncombe County Strategic Partnership Grant Report

Organization Name:	Pisgah Legal Services	
Project Name:	Homelessness Prevention Program	
Reporting Quarter: (Check one)		Quarter 1 (July 1, 2023 - September 30, 2023)
	X	Quarter 2 (October 1, 2023 - December 31, 2023)
		Quarter 3 (January 1, 2024 - March 31, 2024)
		Quarter 4 (April 1, 2024 - June 30, 2024)

Narrative summary of grant related activities

Please provide a brief summary (no more than 1500 characters). You may attach supplemental documents if needed.

Quarter 1	Pisgah Legal Services has provided legal services in the area of housing to 549 households with the total number of people helped equaling 1,199 in the first quarter of the grant. More than half the cases we closed this quarter related to preventing or delaying eviction for our clients and is indicative of the trends we continue to see. Though Buncombe County HHS has reopened applications for rental assistance, most other pandemic-related financial assistance has ended. This means there are fewer resources to direct our clients to when facing eviction due to an inability to pay rents that are rising faster than inflation. We continue to provide legal services at the Buncombe County Courthouse, providing on-the-spot legal services on dates with high rates of eviction hearings being heard. The courthouse work allows us to proactively reach out to clients who are typically underserved populations. In total 36% of the people we served through our Homelessness Prevention Program in Buncombe County this quarter identified as Black.
Quarter 2	Pisgah Legal Services has provided legal services in the area of housing to 774 households with the total number of people helped equaling 1,680 during the two quarters of the grant. In Buncombe County, an average of over 210 evictions were filed per month during October and November (December data is not yet available). This problem is not unique to our county as state and national data suggest that evictions are rising, especially in urban areas where housing prices are high. During the second quarter we closed 210 cases of which 51% were related to preventing or delaying eviction for our clients. For the other cases, 27% of our clients were helped to obtain or preserve eligibility for housing assistance; we improved housing conditions for 16%; 4% of our clients avoided foreclosure; and we delayed foreclosure for 3%. Approximately 10 of our clients had their power and/or water cut off by their landlord during this quarter. Luckily, we were able to resolve these issues without court filings in most cases. During the last three months of this grant, 70% of our clients were women, 38% have children in the home; and 38.5% identified as BIPOC.

Quarter 3	
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Progress toward annual goals

		Actual Results (Enter Data) Please only include new data for the specific quarter				
Measure	Annual Goal	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Progress toward Annual Goal
# of Buncombe County residents helped by the Homeless Prevention Program	1640	1199	481			1680
# of Buncombe County closed and pending cases	750	549	225			774
# of Buncombe County closed and pending cases served by this grant	131	65	27			92
Success rate obtaining a positive outcome	90%	100%	100%			100%

Comments:

(The first two metrics include duplicates from the prior quarter given a case opened in one quarter may continue to be worked in the following quarter. In upcoming quarters, we are only including new case numbers.) This quarter, we closed a case for Ariel (name changed) who is a single mom of four who was facing eviction last summer. Attorney Kate Merlin met Ariel through Pisgah Legal Services' Tenant Eviction Response Program where attorneys check Buncombe County small claims court dockets for eviction cases. They screen for tenants on the docket who might be eligible for our services and are also present at the courthouse offering assistance to tenants on days when there are a large number of cases being seen. Attorney Merlin was able to get Ariel's eviction case dismissed after receiving financial assistance from Pisgah Legal Services to cover the amount she owed. Unfortunately, Ariel fell upon hard times once more when her car broke down a couple of months later. She became late on her rent again and the landlord refiled to have her evicted. Attorney Merlin represented Ariel at small claims court again, assisted her in appealing the court's decision, and also advised Ariel on applying for rental assistance through the Department of Social Services (DSS). While waiting for DSS' decision, Attorney Merlin was able to negotiate a consent order with the landlord's attorney that if Ariel was awarded assistance by November they would dismiss the case. In November DSS awarded Ariel over \$15,000 in rental assistance that covered her past due rent as well as a few months of future payments. This allowed Ariel and her children to be securely housed during the holidays, some time for Ariel to save money for the future, and peace of mind that her family will be safe and warm during the winter.

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Use of funds to date and any budget considerations

Spending Category	Starting Budget	Total Spending (Enter Data)				Amount Remaining
		Quarter 1	Quarter 2	Quarter 3	Quarter 4	
Personnel	\$ 64,000	\$ 16,000	\$ 16,000			\$ 32,000
Training						\$ -
Supplies/Materials						\$ -
Meetings						\$ -
Equipment/Furniture						\$ -
Printing/Marketing						\$ -
Licensing/Memberships/Dues/Subscriptions						\$ -
Client Support						\$ -
Contracts						\$ -
Professional Services						\$ -
Insurance and Bonds						\$ -
Building Maintenance						\$ -
Total	\$ 64,000	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ 32,000

Comments: