

Transformation Village: Phase II

RFP for Coronavirus State and Local Fiscal Recovery Funds

Asheville Buncombe Community Christian Ministry

Rev Scott Rogers
30 Cumberland Ave
Asheville, NC 28801

scott.rogers@abccm.org
O: (828) 259-5300
M: (828) 775-0848
F: (828) 259-5323

Rev Scott Rogers

20 Twentieth Street
Asheville, NC 28806

scott.rogers@abccm.org
O: (828) 259-5305
M: (828) 775-0848
F: (828) 259-5323

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)i, as part of the American Rescue Plan Act. 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](#)

Coronavirus State and Local Fiscal Recovery Funds*

Name of Project.

Transformation Village: Phase II

Amount of Funds Requested*

\$3,000,000.00

Recovery Fund Eligible Category*

Please select one:

Services for disproportionately impacted communities

Brief Project Description*

Provide a short summary of your proposed project.

ABCCM's Transformation Village is committed to providing a safe place both for literally homeless women and moms with children, but also those identified as functionally homeless. ABCCM is developing at a 24-acre campus to serve 300 known homeless women and children that offers emergency shelter space, with transitional housing, education/training space and permanent supportive housing. Transformation Village is

RFP for Coronavirus State and Local Fiscal Recovery

a \$34 Million project. Having raised \$12.6 Million, Phase I is complete, and when completed, Phase II will be 6 three-story apartment buildings resulting in 102 one-bedroom units and 48 two-bedroom units. ABCCM requests funding of \$3 Million to complete the first of the six apartment buildings. Services include peer support, case management, treatment for substance use and mental health disorders, education, job skills training, full kitchen, laundry facilities, wi-fi plus computer lab, health clinic, chapel, and transportation.

Project Plan*

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

Transformation Village was planned in two Phases. Phase 1 established a 43,000 sq. ft. building to provide transitional housing for up to 100 residents; health care; a nutrition center with space to feed up to 300 persons; an education/job training center operated by AB Tech for professional job certifications and licensure; plus outdoor recreation space and community garden. Residents exiting Phase 1 have the emotional stability, job training, stable sustainable housing, including permanent homes, and gainful employment. After two years, overall 80% of the participants have maintained homes and jobs, with 98% in permanent housing.

Phase 2 will be the construction of 6 three-story apartment buildings that will provide 150 permanent affordable supportive housing units (102 one-bedroom and 48 two-bedroom). This first building could be called Phase II-A, as ABCCM will build each apartment building when \$3 Million in commitments is raised for each one. Utilizing the "Housing First" approach, we will first prioritize women and children below 30% AMI. Those without a job/income will have zero rent and no one will pay more than 30% of their adjusted gross monthly income, or what a voucher allows (with utilities included). We anticipate utilities will be much lower because of the proposed solarization project for Transformation Village.

Funding approved for the first apartment complex with 26 units will begin immediately as ABCCM is shovel-ready with all the infrastructure and basic utilities already in place. ABCCM has selected Goforth Builders after completing a competitive bid process with 5 other bidders. Goforth Builders have given ABCCM an updated price to complete as specified by Zack Stroud, Architect that is about 30% higher than last year. They have already completed preliminary permitting processes and will be able to start building within 60-90 days of notification of the award and anticipate completion in 12 months, total duration 15 months.

Our project plan will anticipate when the certificate of occupancy is accepted and we will have 26 women and their children ready to move in within the first 60 days. ABCCM's warehouses and the generosity of volunteers and churches will completely furnish these units.

ABCCM's plan is to have a safe place for every homeless woman and mother with children. The campus at Transformation Village will not only provide a home, but will bring in the volunteers, employers' job fairs, as well as AB Tech to provide healthy relationships in this intentional community. It will provide safety. Each apartment unit will provide homogeneity for survivors, Veterans, disabled and those needing a second or third chance at stability, life skills, a living wage job and a home of their own.

Statement of Need*

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

Since 2002, ABCCM has provided emergency and transitional housing for women, mothers with children and female Veterans. ABCCM has kept a waiting list for the last 12 years. Currently, ABCCM has a list of 184 single women and 67 mothers with children who need homes (source: ABCCM, June 2021). The Point in Time count shows the number of women who are literally homeless is growing at the fastest rate (2020 PIT County of Asheville). Then, there are functionally homeless, those who are "couch surfing and doubled up."

Affordable housing in Asheville is worse now because of rising rents during the pandemic. While the Asheville area income is far below the national average, its rents are some of the highest in the state. Among North Carolina's 11 largest cities, Asheville's \$1,506 median June rent for a two-bedroom apartment was second only to Cary at \$1,514, according to Apartment List. Asheville's sharp annual rent growth of 13.2% was above the state average of 11.7% (source: Asheville to pay landlords to lower rents; remedy for housing crunch; Joel Burgess, Asheville Citizen Times, July 5, 2021). 49% of renters in Buncombe County had difficulty affording their homes (source: www.nchousing.org/2019 Housing Need in Buncombe County) Housing insecurity is highest among low-income households. Of households earning less than \$35,000 in 2019, 26% are behind on their housing payments, (source: <https://www.hrw.org/news/2021/03/02/united-states-pandemic-impact-people-poverty#>).

In 2019, ABCCM provided transitional housing for 131 women and 33 children. Reasons listed for becoming homeless included domestic violence (16 women), unemployment or underemployment (11), eviction (11), substance abuse (29), mental illness (9), recent prison release (12), alcoholism (4) and disabilities (2). In 2020, we housed 74 women and 34 children with reported causes: domestic violence (23), eviction (17), substance abuse (30), disabilities (9), mental illness (8), prison (10).

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.

Asheville City reported on May 18, 2021 that the total numbers of homeless went down. Looking closer shows the sheltered numbers went down while the unsheltered almost doubled. This was due to Covid-19 where shelters had to reduce their numbers to comply with CDC guidance.

Population	2021	2020
Sheltered	411	482
Unsheltered	116	65
Total	527	547

The unemployment rate for women jumped by more than 12 percentage points between February and April while the rate for men increased by less than 10 percentage points. The losses for women without college degrees is even more staggering. Between March and early April, their employment rate dropped 15 percentage points compared to a drop of 11 percentage points among non-college educated men. But a substantial number of women support themselves and their families by working in low-wage jobs. Fifteen percent are single parents, 63% are in their prime working years (ages 25-54), and 57% work full time year-round. Forty-one percent live in households below 200% of the federal poverty level (equivalent to about \$21,960 for a family of 3) a common measure for the working poor.

The long-term impact of the pandemic, loss of income and unemployment resulting from the economic shutdown, is making it more difficult for many in our county to make ends meet. Nearly 60% of households earning \$35,000 annually have reported struggling to pay for normal housing expenses (source: <https://www.hrw.org/news/2021/03/02/united-states-pandemic-impact-people-poverty#>).

The proposed project will directly address this impact exacerbated by the COVID 19 pandemic by supplying permanently affordable homes to women and children in need and by equipping them with the knowledge, skills, resources and support to maintain secure housing in the long-term. The project aligns with several Buncombe County Focus Areas and 2025 Goals, including the need to increase affordable housing near existing transportation routes, infrastructure and jobs.

Population Served*

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

These apartment units will prioritize these families most at risk to being evicted, once the moratorium is lifted. We will also give priority to those mothers with children who are literally homeless, living in a car, tent or other places not suitable for habitation. Since 2018, we have helped 379 women and children with housing, by demographics- African-American (22.2%), Caucasian (64.1%), Unidentified (8%), Other (5%).

Transformation Village currently serves single women and mothers with children in our emergency shelter and transitional housing. We give priority to female Veterans, survivors of domestic violence, those in recovery from substance use, mental health disorders, and women being released from jail. We will provide permanent affordable supportive homes to female headed families evicted because they were unable to pay back rent, women escaping the scourge of sex trafficking, intimate partner violence, and the debilitating addiction of opioids and other substances. These women are often the hardest to find safe, affordable housing.

In addition to the women served, ABCCM will also serve their children. Children who are homeless have twice the rate of learning disabilities, 50% are held back for one grade, 22% held back for multiple grades. They experience generalized anxiety disorder, clinical depression and isolation at rates three times higher than housed children. Children are often performing at one or two levels below grade when they enter our program. These children also factor into our assessment of families at risk and they will be prioritized for stability.

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.

The 24 acre campus offers a multi-pronged approach to helping end homelessness for women and moms with children by having a safe place for them to go. We provide short-term emergency shelter, transitional housing for those needing time to heal and develop job skills, and permanent supportive housing for those employed but still need supportive services.

ABCCM trains all staff in best practice models of care, including: Harm Reduction model, Motivational Interviewing, Mental Health First-Aid, Trauma Informed Care, Serve Safe Certification for food services and peer support. We utilize well trained supportive service staff for front desk hospitality, food services, laundry, landscape and maintenance, services. We also hire residents to perform these supportive service duties.

Our first result is to complete the building within 15 months of the release of funds or notification of the award.

Programmatic results will be:

- 85% of units will be occupied within 45 days of completion; 100% occupied at 60 days.
- All residents will be assigned a case manager and complete their own Steps to Success plan.
- 100% of residents will be engaged in the supportive services programs in first 30 days.
- Residents' participation in life-skills or other educations programs will be tracked.
- Residents income level (employment, disability, VA pension, child support, etc.) will be tracked to determine sustainability levels.

When all six apartment buildings are finished, ABCCM will have the capacity to provide housing for up to 300 residents. The impact of this project will be to bring homelessness for women to functionally zero.

Evaluation*

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

The certificate of occupancy will complete the evaluation of the 26 unit apartment project.

To evaluate the programmatic services, ABCCM utilizes the NC-501's Homeless Management Information System and all residents are asked to sign a release to enter their data into the system for community reports and analysis. We utilize the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) to determine level of risk and priority for service. ABCCM's uses a customized case management system developed on the Apricot software platform. Monthly, quarterly, and annual reports will be compiled by staff and reviewed by the Board of Directors.

With these evaluation systems in place for our case management and outcomes reports, ABCCM is honored to have an annual track record (except for 2020) where 8 out of 10 transitional housing residents exited our program and did not return to homelessness after two years. ABCCM has a dedicated Case Manager who faithfully tracks those placed into housing for 24 months after their exit to make sure they have stable income/jobs and are permanently housed.

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?

Based on analysis of 2018 American Community Survey data, before COVID-19, 46% of all working women—28 million—worked in jobs paying low wages, with median earnings of only \$10.93 per hour. Low wage workers are higher among Black women (54%) and Hispanic or Latina women (64%) than White women (40%), reflecting the structural racism that has limited options in education, housing, and employment for people of color (www.brookings.edu/essay/why-has-covid-19-been-especially-harmful-for-working-women/).

Phase II of Transformation Village will provide exceptional homes for women and matriarchal families at permanently affordable rental rates that will never exceed more than 30% of a resident's annual income. Relieving the cost-burden stress of excessive rents will give residents time to focus on improving their life situation through education and employment.

ABCCM and AB-Tech created the state's first partnership between a social non-profit and a community college to provide job training leading to certification/licensure careers. AB-Tech is located in the Phase I building. All residents of Transformation Village will have access to the 17 different career-path trades training programs, including many considered as traditional male-dominated trades like HVAC, Plumbing, Construction and Computers. ABCCM has long-standing relationships with many local and regional employers to help secure jobs for our residents.

At Transformation Village, we accept everyone as part of our commitment to respect everyone's dignity. Our non-discrimination policy is inclusive and equitable so that any woman or child is welcome at our campus. We do not discriminate on basis of race, color or national origin. Transformation Village is an all female campus, but we also accept and serve those who identify themselves in the trans-gender community. We accept those with criminal backgrounds, except registered sex offenders due to the proximity to children.

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.

ABCCM is partnering with Goforth Builders to be the General Contractor for the project. Goforth will oversee all sub-contractors. Zach Stroud is the architect, a partner in the Charlotte based firm, 161 Architects. Marvin Mercer is the civil engineer. Jay Lee is COO for ABCCM and would be the project leader and ensure that weekly progress meetings with the contractors, architects and engineers were held. He will submit monthly reports and ensure that all draws are according to AIA submittal standards and approvals.

Other potential sub-contractors are: Gentry Heating for HVAC, Leicester Carpet for Carpet/Flooring, Southern Alarm for Security Cameras, Fire and Burglar alarm, card entry systems, Carolina Technologies for all low voltage wiring, Electronic Office for computer network, Bigham for underground conduit, Spectrum/Charter for TV service, ERC for Internet, MB Haynes for the Panic Blue Light System, Ring Free for telephones, and FRS for kitchen equipment.

Overall partners include Charles George VA Medical Center, NC Workforce Solutions, VAYA Health, AB-Tech Community College, Buncombe County DHHS, MAHEC, NC 501 CoC of Asheville, Buncombe County Veterans Council, Blue Ridge Council, HelpMate, Our Voice and NC Cares 360.

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.

Based on analysis of 2018 American Community Survey data, before COVID-19, 46% of all working women—28 million—worked in jobs paying low wages, with median earnings of only \$10.93 per hour. Low wage workers are higher among Black women (54%) and Hispanic or Latina women (64%) than White women (40%), reflecting the structural racism that has limited options in education, housing, and employment for people of color (www.brookings.edu/essay/why-has-covid-19-been-especially-harmful-for-working-women/).

Phase II of Transformation Village will provide exceptional homes for women and matriarchal families at permanently affordable rental rates that will never exceed more than 30% of a resident's annual income. Relieving the cost-burden stress of excessive rents will give residents time to focus on improving their life situation through education and employment.

ABCCM and AB-Tech created the state's first partnership between a social non-profit and a community college to provide job training leading to certification/licensure careers. AB-Tech is located in the Phase I building. All residents of Transformation Village will have access to the 17 different career-path trades training programs, including many considered as traditional male-dominated trades like HVAC, Plumbing, Construction and Computers. ABCCM has long-standing relationships with many local and regional employers to help secure jobs for our residents.

At Transformation Village, we accept everyone as part of our commitment to respect everyone's dignity. Our non-discrimination policy is inclusive and equitable so that any woman or child is welcome at our campus. We do not discriminate on basis of race, color or national origin. Transformation Village is an all female campus, but we also accept and serve those who identify themselves in the trans-gender community. We accept those with criminal backgrounds, except registered sex offenders due to the proximity to children.

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.

Recovery-Funds-budget v2.xlsx

Special Considerations*

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

Transformation Village is an answer to the question, “How many homeless women and children are acceptable?” We responded with a two-part answer and have worked tirelessly to build a safe place where Healing and Hope and flourish. Phase I was the first part of the answer. Phase II will be the second part of the answer to provide permanently affordable and supportive homes for women and children in our County.

Phase II will require 100% of effort and support to help these women and children. They are worthy of nothing less. This is a once in a generation opportunity to bring homelessness for women and children to functionally zero.

File Attachment Summary

Applicant File Uploads

- Recovery-Funds-budget v2.xlsx

Coronavirus State and Local Fiscal Recovery Funds Proposed Project Budget

Organization Name:	Asheville Buncombe Community Christian Ministry		
Project Name:	Transformation Village		
Amount Requested:	\$		3,000,000.00

Proposed Project Revenue Funder	Amount	Confirmed or Pending?	Notes
Proposed Buncombe COVID Recovery Funds	\$ 3,000,000.00	Pending	For construction of one (1) apartment building in Phase II
ABCCM Capital Campaign - Individual and Corporate Donors	\$ 11,270,800.00	Confirmed	For phase I
ABCCM Capital Campaign - Individual and Corporate Donors	\$ 18,984,375.00	Pending	For remaining debt balance on phase I & subsequent Phase II apartment buildings, to be built as funds are secured
List other sources here			
List other sources here			
List other sources here			
List other sources here			
List other sources here			
List other sources here			
List other sources here			
List other sources here			
List other sources here			
List other sources here			
List other sources here			
List other sources here			
List other sources here			
Total	\$ 33,255,175.00		

Proposed Project Expenses	Proposed Recovery Funds	Other Funds	Total	Capital or Operating Expense?	Notes
Land	\$ -	\$ 940,340.00	\$ 940,340.00	capital	
Building Construction	\$ 2,545,000.00	\$ 19,215,755.00	\$ 21,760,755.00	capital	
Communications, Security & Alarm Systems	\$ 25,000.00	\$ 329,700.00	\$ 354,700.00	capital	
Utility Connections	\$ 35,000.00	\$ 222,480.00	\$ 257,480.00	capital	
Building Pad	\$ 25,000.00	\$ 125,000.00	\$ 150,000.00	capital	
Infrastructure	\$ -	\$ 1,347,730.00	\$ 1,347,730.00	capital	
Site Improvements	\$ 60,000.00	\$ 2,341,030.00	\$ 2,401,030.00	capital	
Architect	\$ 27,273.00	\$ 367,160.00	\$ 394,433.00	capital	
Consultant	\$ 5,000.00	\$ 53,090.00	\$ 58,090.00	capital	
Engineering	\$ 5,000.00	\$ 191,265.00	\$ 196,265.00	capital	
Permits	\$ -	\$ 79,165.00	\$ 79,165.00	capital	
Financing Costs	\$ -	\$ 50,675.00	\$ 50,675.00	capital	
Interest	\$ -	\$ 425,900.00	\$ 425,900.00	capital	
Other Soft Costs	\$ -	\$ 180,415.00	\$ 180,415.00	capital	
Future Contingency	\$ -	\$ 1,635,000.00	\$ 1,635,000.00	capital	10% of costs to be incurred
Project Management & Overhead	\$ 272,727.00	\$ 2,750,470.00	\$ 3,023,197.00	capital	10% of project costs to cover cost of ABCCM's project management and project overhead
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
Total			\$ 33,255,175.00		