

# PODER Emma Naturally Occurring Affordable Housing (NOAH) Repair Program

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*RFP for Coronavirus State and Local Fiscal Recovery Funds*

## ***Colaborativa La Milpa***

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# Application Form

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## Question Group

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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), as part of the American Rescue Plan Act. To date, Buncombe County has awarded projects totaling \$23,093,499, leaving a balance of \$27,639,791 available to award.

Visit <http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding> for details.

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](#)

## Organization Type\*

Nonprofit

## Nonprofit documentation

If nonprofit, attach IRS Determination Letter or other proof of nonprofit status.

Colaborativa La Milpa 501c3 IRS Letter.pdf

## Name of Project.\*

PODER Emma Naturally Occurring Affordable Housing (NOAH) Repair Program

## New/Updated Proposal\*

Is this a new project proposal or an updated version of a proposal submitted during the earlier (July 2021) Recovery Funding RFP?

Updated version of previously submitted proposal

## Amount of Funds Requested\*

\$264,000.00

## Category\*

Please select one:

- Affordable Housing
- Aging/Older Adults
- Business Support/Economic Development
- Environmental/Climate
- Homelessness
- K-12 Education
- Infrastructure and/or Broadband
- Mental Health/Substance Use
- NC Pre-K Expansion
- Workforce

Affordable Housing

## Brief Project Description\*

Provide a short summary of your proposed project.

PODER Emma's Naturally Occurring Affordable Housing (NOAH) Repair Program provides critical health, safety and quality of life home repair to ensure the longevity of mobile homes, the most common form of naturally occurring affordable housing in our community. Our program focuses on units located within cooperatively owned permanently affordable housing, although when funding allows, extends to households in the Erwin school district.

By preserving existing deeply affordable housing, we provide a viable solution for low income communities in a market that can not offer the same level of affordability through the construction of new housing. Our organization serves units that, with a relatively low level of investment for repair, will provide housing for families for generations and keep people in place that would otherwise be at risk for homelessness and displacement.

## Project Plan\*

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

This two year project builds upon PODER Emma's New Start accomplishments to create an ongoing home repair program.

Applicants to the NOAH Repair Program will work with PODER Emma to create a shared scope of work for home repair based on a 3rd party inspection and assessment that identifies health, safety, and significant quality of life concerns. Each unit is guaranteed a minimum amount of repair to address health and safety concerns, and additional funding is prioritized and allocated to address additional quality of life repair needs. This program addresses important public health issues including mold, heating/cooling/insulation and energy efficiency, accessibility, and repairs related to the preservation of naturally occurring affordable housing and aging in place.

Our NOAH Repair Program will serve an estimated 12 units per year with a scope of work of approximately \$10,000 per unit.

## Statement of Need\*

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

There is a well established lack of affordable housing in Buncombe County. The 2019 Bowen National Research Report commissioned by the City of Asheville found that 46.1% renters in Buncombe County are cost burdened, spending over 30% of their income on housing, with 19.4% severely cost burdened. The study also showed there were only 82 homes for sale for under \$200,000 in Buncombe County.

There are a multitude of causes for this crisis, including the fact that existing affordable housing in Buncombe County has been systematically disinvested in, as investors often use it as a place to temporarily put their money and then sell for profit.

PODER Emma's NOAH Repair Program supports residents of the Emma community (and the surrounding Erwin district), which is disproportionately impacted by the lack of affordable housing with 73% of the population earning less than \$50,000 a year (US Census). The census also indicates that 37% of the homes in Emma are mobile homes, which are the focus of our home repair work.

There is a critical need to protect and repair existing affordable housing, as new construction can't replace affordability at the same level. This is the primary need our project is designed to address, while also addressing inequities through transformative property management and resident support.

## 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.

PODER Emma primarily works with Latinx immigrants and people of low income. These marginalized community members face many barriers that create housing stability. These pre-existing systemic barriers were only worsened by COVID-19 due to loss of income, disproportionate infection rates, and increased isolation.

The loss of income that occurred as a result of COVID-19 has meant that for many families, homes are in greater disrepair. The home repair program outlined in our proposal is needed to protect existing affordable housing stock.

## Population Served\*

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

This project will serve people in the Emma community and the Erwin district. Emma Elementary School reflects the racial demographics of our community: students are 47% Hispanic; 17% Black; 30% White; and 5% 2 or more races. 99% of Emma Elementary students are eligible for free or reduced lunch. The work outlined in this proposal will focus on 24 households, the majority of whom are Latinx immigrants of low income. These residents are diverse in terms of age, sexuality, religion, and gender.

## 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.

Performance measures that will be tracked and reported include:

# of housing units repaired through NOAH Repair Program - goal total 24 units

# of households under 80% AMI - goal 24, with 17 at 50% AMI or lower

% served who are people of color - goal 70%

## Evaluation\*

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

Building on our experience with the New Start grant, we will continue one-on-one visits to track data and to determine resident personal and housing repair needs.

These visits will inform our home repair plans. The detailed work plans will be used in an ongoing manner to track progress on the repairs we commit to implementing.

All repair work will be inspected through Chispas Property Maintenance.

A PODER Emma staff team, with support from Colaborativa La Milpa, will be tasked with ensuring this work plan tracking system is aligned with contract requirements.

An evaluation tool will be developed and used to measure quality and outcomes for all components of the project.

## 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?

A majority of PODER Emma staff and residents we work with are members of Buncombe County's Latinx immigrant community which confronts racism, xenophobia, and marginalization on a daily basis. As a result, we experience inequities in outcomes in all areas of life. For example, while 7% of the population of Buncombe County is Hispanic, 30% of Hispanic residents in the county live below poverty level, as compared to 13.3% of the population as a whole (US Census). Hispanic residents also contracted COVID-19 at a similarly high percentage, 20% of total cases (NCDHHS).

We believe that the people most impacted by inequities are most qualified to eliminate them. Our community's mutual aid efforts during COVID-19 were a vivid demonstration of that truth.

Investing in home repair to protect and enhance the affordable housing will help ensure that our community has a just, equitable, and sustainable COVID-19 recovery.

## 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.

For the proposed scope of work, PODER Emma will subcontract with Chispas Property Management & Maintenance Cooperative to inspect the units, advise which repairs are most needed, and implement and/or oversee and coordinate all repairs.

We also engage in ongoing peer learning with Habitat for Humanity, as a colleague in the field with an established home repair program. Our repair program was created after participating in Habitat's home repair committee, and realizing the need for an independent program that focuses on meeting the needs that due to structural barriers Habitat is unable to address. We deeply value our relationship with Habitat and the learning that emerges from that relationship.

## 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.

Since PODER Emma's founding in 2018, we have supported the establishment of six housing and real estate cooperatives with a total of 43 units of permanently affordable housing and two key commercial properties in the heart of the Emma neighborhood. We have stewarded five member businesses in our Worker Owned Cooperative Network as well as established an Early Childhood Education (ECE) Cooperative Network and a bulk food buying cooperative. This proven track record demonstrates our capacity for ensuring project deliverables.

In terms of managing federal funds, as a member of Colaborativa La Milpa, our organization receives fiscal oversight and management services through Power in Numbers Bookkeeping and Corliss & Solomon, PLLC.

We have established budget monitoring systems and strong financial management policies, with financial reports reviewed and approved by Colaborativa La Milpa's board of directors.

For this project, PODER Emma will build on our New Start pilot project based on lessons learned through that experience. Since this is our first federal grant proposal, we are not significantly increasing # of units served from New Start, to ensure that we continue to grow and learn incrementally.

## 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.

PODER Emma NOAH Repair Program Budget.xlsx

## Special Considerations\*

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

We want to emphasize that all of PODER Emma's work is community-led. For example, we support the Emma Neighborhood Council which works to make sure that community voices are heard when important decisions are being made that affect Emma, including zoning and new development. The Council also stewards the Neighborhood Planning processes and implementation of the Plan, to ensure that local government, institutions, and agencies work in alignment with our community's vision for the future. In 2018 the first Plan was finalized to identify community based strategies to prevent displacement; you can find it on our website, [poderemma.org](http://poderemma.org). In 2020 we began the second phase of Planning to create public policy, zoning and investment recommendations. This is projected to be finalized by mid 2022, and hopes to inform future Small Area Planning with Buncombe County.

## File Attachment Summary

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### *Applicant File Uploads*

- Colaborativa La Milpa 501c3 IRS Letter.pdf
- PODER Emma NOAH Repair Program Budget.xlsx





Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
PO BOX 2508  
CINCINNATI, OH 45201

COLABORATIVA LA MILPA  
% MARISOL JIMENEZ  
528 EMMA RD  
ASHEVILLE, NC 28806

Date:  
March 25, 2021  
Employer ID number:  
20-8303608  
Form 990 required:  
990, Yes  
Person to contact:  
Name: K Gleason  
ID number: 0203083

Dear Sir or Madam:

We're responding to your request dated September 16, 2020, about your tax-exempt status.

We issued you a determination letter in July 2009, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax-deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period.

- Form 990, Return of Organization Exempt From Income Tax
- Form 990-EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at [www.irs.gov/forms-pubs](http://www.irs.gov/forms-pubs) or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

Thank you for your cooperation.

Sincerely,

*Stephen A. Martin*

Stephen A. Martin  
Director, Exempt Organizations Rulings and Agreements

**Letter 4168 (Rev. 09-2020)**  
Catalog Number 66666G

## Coronavirus State and Local Fiscal Recovery Funds Proposed Project Budget

<b>Organization Name:</b>	PODER Emma Community Ownership
<b>Project Name:</b>	PODER Emma NOAH Repair Program
<b>Amount Requested:</b>	\$264,000

Proposed Project Revenue Funder	Amount	Confirmed or Pending?	Notes
Buncombe COVID Recovery Funding	\$ 264,000.00	Pending	
<b>Total</b>	<b>\$ 264,000.00</b>		

Proposed Project Expenses	Proposed	Other Funds	Total	Capital or Operating	Notes
Home repair; materials and labor	\$ 240,000.00		\$ 240,000.00	Operating	
Administrative support	\$ 24,000.00		\$ 24,000.00	Operating	
<b>Total</b>			<b>\$ 264,000.00</b>		