

**Buncombe County FY2020 Strategic Partnership Grants
Application Summary Sheet**

Project	Deaverview Apartments Community Building
Organization	Asheville Housing Authority

Amount Requested	\$250,000	Strategic Priority or Sustainability Goal	Community Centers
New or Renewal Request	New	Commissioner Districts Served	District 1

Organization Description	<ul style="list-style-type: none"> 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. Asheville Housing completed a 100% inventory conversion from the Public Housing program under the Rental Assistance Demonstration (RAD) in 2017, improving regulatory flexibility and ensuring a more reliable long-term funding stream. All former public housing residents now participate in the Housing Choice Voucher (HCV) Program and one key aspect of that change is the opportunity for them to participate immediately in the HCV Family Self-Sufficiency (FSS) Program.
Project Description	<ul style="list-style-type: none"> Proposes to build a new community center at Deaverview Apartments to better serve the residents. Neighborhood received an Isaac Coleman grant from the County in 2017 and has worked since that time to develop priorities. A gap identified early on in their process was the limited capacity of the current community room, which is about 800 square feet and shares space with the property management office. Goal is to work with a local contractor to build an new, attractive, safe community center that will enhance resident leaders' ability to offer programming for their community and to attract other community agencies to help address health, wellness, education and employment, with a special focus on enhancing after-school and other meaningful growth activities for children and youth.
People Served	<ul style="list-style-type: none"> During 2018, Deaverview Apartments had 370 residents - 168 under age 18; 191 between 18 and 61; and 11 age 62 or older. Of the families living in Deaverview, 91% have incomes less than 30% of area median income (AMI); 5% have incomes between 30% and 50% of AMI, and 4% have incomes between 50% and 80% of AMI. The average annual household income is \$6,821. Only 23% of families have income from wages; 2% have Work First income; and 33% have Social Security, SSI, or other pension income.
Outcomes	<ul style="list-style-type: none"> Will measure success by tracking increased participation by children and youth in the after-school opportunities offered by community partners outlined above, and in expanded offerings developed by Deaverview Residents in Partnership, UNC Asheville, and Buncombe County Schools using this new space. Will measure construction progress and results based on the budget and schedule ultimately established for the project.

Budget			
Amount Funded FY2019	n/a	Increase Request	n/a
Project Budget	\$535,500	Total Organization Budget	\$26,001,740
Other Funding Sources: The Asheville Housing Board has budgeted \$250,000 in capital funding for this project and will cover the design costs from internal operational funding			

Additional Information
<ul style="list-style-type: none"> Capital request

Deaverview Apts Community Building

FY2020 Strategic Partnership Grants

Asheville Housing Authority

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Application Form

Question Group

Please complete the form below and upload the required files for your application. Organizations submitting more than one project must complete one submission form for each project. Incomplete applications will not be considered.

Priority is given to nonprofit organizations with projects that contribute to Buncombe County's strategic priorities or sustainability goals.

For FY2020, no Strategic Partnership Grant applications will be considered for the strategic priorities "Affordable Housing" or "Early Childhood Education." Funding for affordable housing projects is managed through Buncombe County's Affordable Housing Services Program. Funding for early childhood projects will be managed through the newly forming Early Childhood Education and Development Fund.

Project Name*

Name of Project.

Deaverview Apts Community Building

Amount Requested*

\$250,000.00

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](#).

Other Sustainability Goal

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](#).

Quality Education, Healthy Living, Citizen Involvement, Equity in Access, Safe Resilient Community

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. Asheville Housing completed a 100% inventory conversion from the Public Housing program under the Rental Assistance Demonstration (RAD) in 2017, improving regulatory flexibility and ensuring a more reliable long-term funding stream. All former public housing residents now participate in the Housing Choice Voucher (HCV) Program and one key aspect of that change is the opportunity for them to participate immediately in the HCV Family Self-Sufficiency (FSS) Program. With the RAD conversion, we expanded our FSS staff from 2 to 6. Families join the program, set education and employment goals, and as soon as their rent increases based on earned income, we establish an escrow account that they can use when they graduate to advance their lives and goals.

Project Description

What do you propose to do? What is your plan? What are your goals?

We propose to build a new community center at Deaverview Apartments to better serve the residents. Deaverview residents received an Isaac Coleman grant from the County in 2017 and have worked with the County's Community Engagement Team and the Spark Network since that time to develop priorities. One of their primary activities has been resident involvement with the Buncombe County Schools, which serves Deaverview. A critical gap identified early on in their process was the limited capacity of the current community room, which is about 800 square feet and shares space with the property management office. Our goal is to work with a local contractor to build a new, attractive, safe community center that will enhance resident leaders' ability to offer programming for their community and to attract other community agencies to help address health, wellness, education and employment, with a special focus on enhancing after-school and other meaningful growth activities for children and youth.

Key Steps*

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

We have begun engaging residents in meetings with Wilson Architects to establish priorities and goals for a new space. The plans are still preliminary, so we will begin with a series of new meetings to refine the programming and space needs and settle on a final design. We anticipate completing that process by June 30, 2019. Assuming Strategic Partnership funding is awarded, we would then be ready to obtain building permits and finalize procurement of a builder, with the goal of breaking ground by October 1, 2019. Construction is anticipated to take between 9 and 12 months, so we will look to complete the process by June 30, 2020, with an extension to September 30, 2020 if necessary.

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](#).

This project is in District 1, located at 275 Deaverview Road near Johnston Elementary School.

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.

During 2018, Deaverview Apartments had 370 residents - 168 under age 18; 191 between 18 and 61; and 11 age 62 or older. Of the families living in Deaverview, 91% have incomes less than 30% of area median income (AMI); 5% have incomes between 30% and 50% of AMI, and 4% have incomes between 50% and 80% of AMI. The average annual household income is \$6,821. Only 23% of families have income from wages; 2% have Work First income; and 33% have Social Security, SSI, or other pension income. The heads of household are 43% White, 49% Black, 5% Pacific Islander (primarily Marshall Islanders), 1% American Indian, 1% Asian, and 1% Multi-Racial. 4% of families are Latinx. 25% of the families have a household member with a disability.

Deaverview is located in West Asheville Census Tract 13, which has an estimated median family income of \$55,238 and a poverty rate of 29%. Deaverview students attend Johnston Elementary, Eblen Intermediate, and Erwin Middle and High Schools.

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?

Deaverview Residents, Schools and Community in Partnership received an Isaac Coleman grant from Buncombe County in 2017 and are working with the County's Community Engagement Team and other partners to strive for increased parent engagement, trust and relationship building between parents and teachers. We also have long-standing relationships with other groups serving Deaverview, including Children First/Communities in Schools (Homework Club), LEAF Schools and Streets (Dance Class), and the Girl Scouts. We are in early discussions with UNC-Asheville and the Buncombe County Schools about expanding the Marvelous Math Club to Deaverview. All of these groups use the small community room at the Deaverview office and need a new larger community space to better serve residents and children.

Deaverview Residents, Schools and Community in Partnership is advocating strongly for a new space that can better serve the community's needs.

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?

David Nash, Asheville Housing's COO, will take the lead with this construction project, with extensive participation and support from other Asheville Housing staff, including:

- Djuana Swann, Staff Attorney, with procurement and contracting,
- Robert Hooper, Co-Director of Property Management, with staff coordination,
- Tammy Mohamed, Site Manager, with resident communication and scheduling, and
- Bobby Head, Staff General Contractor, with construction project supervision.

This is an experienced and inclusive team that reflects the broad racial and gender diversity of Asheville Housing's staff and residents. We will also be working with Wilson Architects and Deltec Homes on an

attractive and affordable design with extensive day-lighting, to ensure that the new space offers a supportive atmosphere for resident participation and growth.

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.

The model we are following - developing an attractive community and educational space for our residents to enhance their opportunities for growth and success - has been established at other Asheville Housing properties, including the Pisgah View Community Services Center and the Arthur Edington Career and Education Center. Both of those spaces have contributed to a positive, collaborative community atmosphere and increased participation by our residents and their children. We will measure success by tracking increased participation by children and youth in the after-school opportunities offered by community partners outlined above, and in expanded offerings developed by Deaverview Residents in Partnership, UNC-Asheville, and Buncombe County Schools using this new space. And of course, we will measure construction progress and results based on the budget and schedule ultimately established for the project.

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?

The Asheville Housing Board of Commissioners has budgeted \$250,000 in capital funding for this project and we will cover the design costs from internal operational funding. We do not anticipate seeking other sources beyond this funding application, but we will reach out to interested community or church groups near Deaverview to see if their members are interested in providing volunteer construction support. If costs increase beyond the current projections, we will find or provide the balance, and will not ask the County for additional funds.

Sustainability*

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

Building operations and maintenance will be funded through the ongoing operational accounts for Deaverview Apartments. We will rely on residents and community partners to staff programs and events in the space, and do not plan to hire additional staff for that purpose, other than an occasional resident stipend employee.

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.

Deaverview strategic-partnership-grants-FY2020-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.

2017 Independent Audit Report - HACA.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.

IRS 990 Explanation.pdf

Asheville Housing Authority is a tax-exempt public housing agency organized under North Carolina law, and is not required to file an IRS Form 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.

Board Member Contact Info 2019.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 2/8/2019

Other attachments or supplemental information may be submitted to Rachael Nygaard at rachael.nygaard@buncombecounty.org

File Attachment Summary

Applicant File Uploads

- Deaverview strategic-partnership-grants-FY2020-budget.xlsx
- 2017 Independent Audit Report - HACA.pdf
- IRS 990 Explanation.pdf
- Board Member Contact Info 2019.pdf