

Transformation Village for Women and Children

FY2021 Strategic Partnership Grants

Asheville Buncombe Community Christian Ministry

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Application Form

INSTRUCTIONS

As part of the FY2021 Strategic Partnership Grants program, Buncombe County requests proposals for community-based projects working toward outcomes in alignment with Strategic Plan focus areas.

Please refer to the Grant Guidelines published on the Strategic Partnership Grants website at buncombecounty.org/grants for complete information about the grant program, including: Purpose; Funding; Eligibility; Timeline; Grant writing workshop; Review process; Awards; and more.

Applications are due by 5:00 on February 14, 2020.

BASIC INFORMATION

BASIC INFORMATION – Before completing the application, please tell us a little about the request.

Project Name*

Transformation Village for Women and Children

Strategy*

Recognizing that some projects will use more than one strategy, select the strategy that most closely applies to this project:

- Environmental Stewardship - High quality air, water, farmland and renewable energy for future generations
- Educated & Capable Community - A county where all people thrive and demonstrate resilience throughout their lives
- Vibrant Economy - A robust and sustainable economy that builds on homegrown industries/talent and provides economic mobility for all
- Resident Well-Being - A county where residents are safe, healthy, and engaged in their community

Resident Well-Being

Funding Request*

How much funding is this project requesting for FY2021?

\$500,000.00

Grant Guidelines*

Have you read and understand the information presented in the FY2021 Grant Guidelines Strategic Partnership Grants?

Click here for the Grant Guidelines.

If no, please contact County staff to request assistance: Rachael Nygaard, (828) 250-6536 or rachael.nygaard@buncombecounty.org.

Yes

Nonprofit Status*

Upload proof of nonprofit status, such as IRS Determination Letter or documentation from the North Carolina Secretary of State. If this documentation is not available, briefly state the reason.

IRS Tax Exemption Letter.pdf

Board of Directors*

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.

2020 Board of Directors.pdf

APPLICATION

APPLICATION QUESTIONS – Responses to these questions will be scored by the grant committee. Each question is worth 10% of the final score.

Organization*

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

ABCCM is a family of about 300 congregations, with 6,000 volunteers, organized to provide care through Crisis, Jail, Transitional Housing, Medical, and Employment & Training ministries. Our purpose is to reach out to the total person providing assistance regardless of race, color, national origin, sex, age, religion, or disability. ABCCM creates opportunities for others to serve their neighbors in need.

ABCCM provides vital programming and resources to the community that are designed to fill gaps in area services. In 2019, ABCCM touched the lives of approximately 21,700 individuals. Our ministries include four Crisis Ministries, Jail Ministry, Transitional Housing, Employment & Training, and Buncombe County's only free Medical Clinic.

ABCCM's Homeless Ministry has 2 facilities. Veterans Restoration Quarters (VRQ) offers 250 beds to men with 80% for Veterans and 20% for non-veterans. Steadfast House is a women & children's facility for 36 women and 14 children (includes 7 moms with children) for a total census of 50. Steadfast House will move in spring 2020 to Transformation Village, a 24 acre campus with the initial capacity to double our housing units. Each of these facilities offers transitional housing through a four phase developmental program, and also provides emergency shelter. In addition, the VRQ has 50 permanent supportive housing units.

Key facts: We have a 12 year track record of 8 out of 10 residents leaving us with great jobs, stable income, and permanent homes. We follow-up with graduates for 2 years after exit from our program; 97-99% are still stably housed and on the job. Of graduates, 2 out of 3 do not need public assistance or housing subsidies. These VRQ and Steadfast House graduates do not return to homelessness. ABCCM has been a successful sub-contractor with Buncombe County since 1987, managing thousands of dollars each year and fulfilling its deliverables with integrity each year. ABCCM provides highly cost effective services.

Need for the Project*

What is the main issue this project is established to address? What data or qualitative factors/stories are available to show that need?

Unfortunately, homelessness within our community far surpasses ABCCM's Steadfast House's capacity to serve and the need is dire for more beds and program expansion. Within Buncombe County, 42% of single mother households are living in poverty (2015 Census). A January 2019 point-in-time count found 581 homeless individuals within the Asheville area, a 5% increase from 2018. The number of chronically homeless doubled. Of these, 149 were female (an 8% increase over 2018, in addition to 2018's 19% increase over 2017), 46 were under the age of 18 (a 6% decrease), and 48% were victims of domestic violence. In the 2017-18 school year, 804 children from about 400 families enrolled were identified as homeless or unstably housed by city and county schools. Therefore, it is no surprise that since 2014, ABCCM's Steadfast House has operated at full capacity and has maintained a waiting list that consistently exceeds 300 individuals and currently contains 184 single women and 67 moms with 92 children.

Project*

Explain the project and how it will work. Include the overall purpose and any models or evidence-based practices that will be included. What specific activities and milestones are included in the project plan?

Transformation Village is a multi-phase project that will ultimately provide on-site support for every need – including healthcare, nutrition, life-skills, employment training, permanent supportive housing, transportation, social network building blocks, and more. ABCCM has developed a transitional housing program in consultation with industry experts that is recognized as one of the best practices in NC. Called Steps to Success, this developmental, incentive-based program is designed to 1) aid residents in stabilization from isolation, depression, and addiction, 2) reintegrate them into a social support network, 3) provide them with the life-skills and effective interpersonal relationship skills to cope with and better interact in community, 4) educate them providing licensure and professional certification that leads to living-wage jobs, and 5) equip them to sustain permanent housing. All programs/courses are designed to promote physical & mental health, social development, and social support networks that lead to improved and sustainable socioeconomic outcomes – a permanent home and a stable, supportive income.

Children are also provided with developmental programming to help them grow and to excel in school through secure housing, nutrition, and healthcare. In 2017, ABCCM implemented the Steadfast Partners program using evidence-based methodology to support children as they transition out of traumatic

environments. Our developmental programs with children celebrate watching them go from underperforming and failing in school to performing above grade average when they leave with their mom.

People Served*

How many people will be served by this project? Describe the people served, including demographics such as geography, income, race & ethnicity, age, etc.

A multi-phase construction project, Transformation Village will ultimately serve approximately 350 residents over 12 months. In the first phase, ABCCM will double its current capacity for women and children upon completion of the Community Center, which will include 96 beds for transitional housing, a kitchen and dining facility to serve 300 residents, a life skills and job training center, and a children's education center and playground. Once completed, Phase I will allow us to provide up to 240 women and children each year with vital programming designed to permanently transition our residents out of homelessness and poverty. Future phases will add permanent supportive housing for an additional 250 individuals.

Phase I will serve women and children of all ages living with homelessness within Buncombe County. All program participants will live with incomes at or below 200% of the Federal Poverty Level. Participant demographics reflect the demographics of the region. The racial makeup of the county is 89.5% White, 6.6% Black of African American, 0.5% Native American or Alaskan Native, 1.3% Asian, 0.2% Native Hawaiian or Pacific Islander, and 2.0% form two or more races. Additionally 6.6% of the population is Hispanic or Latino (US Census).

Based on past performance history at ABCCM's current transitional housing facility, Steadfast House, approximately 60% of the adult women participants will self-identify the goal of seeking additional employment and workforce training while in residence each year.

Results*

What results do you hope to achieve with this project? Be specific about how much impact the project will have in line with Commissioner focus areas.

First, the completion of Transformation Village will address the safety and shelter needs of the 300 individuals on our waiting list. Our goal is to offer a safe place for every woman and child who is put out of their home and on to our streets. Second, ABCCM is committed to providing people in need with a safe place to heal, grow, and bridge out of poverty through Hope, Healing, Health, and Homes; however, we recognize that there is more to successfully transitioning a person in need from homelessness to stability than just providing a bed to sleep in. Therefore, we have developed an innovative and impactful transitional housing program. Through these methods, ABCCM's transitional housing programs have achieved a success rate of discharge into permanent housing with a supportive income well above the national average. In 2019, ABCCM provided 588 men, women, and children with transitional housing. Of these, 478 were Veterans and 33 were children. Of the women that were discharged in 2019, 84.4% exited successfully into permanent housing with a supportive income. Records show that over 97-99% of successful discharges continue to remain in permanent housing at least 18 months after exit. Through follow-up services, discharged residents continue to have access to vital services offered by ABCCM, such as medical care, household items, and food, as well as essential services offered by organizations throughout the community to ensure long-term success and stability.

Evaluation*

How will you know you have succeeded? Explain the project evaluation process, including specific measures that will be tracked.

ABCCM tracks program participation and outcomes through its case management system. Participant's personal barriers and successes are documented through the Steps to Success program. Case Managers keep detailed records on all program participants as they move through the program. Our transitional housing program is evaluated by program management, senior leadership, and our Board of Directors. Evaluation is carried out through monthly and annual reporting. Key measures in this evaluation are numbers served, successful discharge rates (discharges to permanent housing with a supportive income), and housing retention rates. ABCCM is adding other metrics in collaboration with tracking the social determinants of health such as access to healthy food and nutrition, transportation, education and workforce development, interpersonal violence safety and life skills for healthy relationships and families, healthy social networks and civic group participation, having a primary care medical home, stability through access to substance abuse and mental health treatment services. These metrics are tracked through ABCCM's Self-Sufficiency Scale that is completed upon entry, then every 90 days, and at exit.

Collaboration*

List any formal and/or supportive partners. Describe their roles in the project. How will they make it stronger?

ABCCM collaborates with over 90 local organizations working together to offer services to populations in need, including transitional housing residents. Partnering organizations that assist in the identification and service of residents include DSS, local schools, the VA, and the DOL. ABCCM also partners with area human services organizations serving homeless women and children and victims of domestic violence, including DHHS and Helpmate. Transformation Village will be a next step in housing for women and children that have left violent circumstances after being served by Helpmate. Educational and job training services are provided in partnership with AB-Tech, NC Workforce Solutions, and American Job Exchange. ABCCM will continue these partnerships as it implements expanded programming at Transformation Village. ABCCM will also provide on-site resources in partnership with other area organizations serving this population, such as Pisgah Legal Services, On Track, Our Voice, and more.

Budget*

Download a copy of the budget form [HERE](#). Complete the form, and upload it using the button below.

Explain how grant funds will be used, specifically what type of expenses will be covered by County funds. Describe other sources of revenue, including type of funding, source, restrictions and status.

FY21_SPGrant_Budget_Form - Transformation Village.xlsx

Grant funds will be used for the construction costs of Phase I of Transformation Village. Phase I includes purchase of the 24 acre site of undeveloped land, construction of the Community Center, and all infrastructure and site improvements for future phases. The Community Center will include 96 beds for transitional housing, a kitchen and dining facility to serve 300 residents, a life skills and job training center, and a children's education center and playground. The total cost of Phase I is estimated at just over \$12,000,000.

Other revenues for the project:

- Nearly \$8,000,000 committed from over 500+ capital campaign donors, which includes churches, businesses, individuals, and foundations.
- \$1,500,000 committed challenge grant from the State Employees Credit Union Foundation.
- \$500,000 committed affordable housing program loan/grant from the Federal Home Loan Bank.
- About \$1,600,000 still to be raised through our capital campaign.

Other County Funding*

List all other Buncombe County funding that is provided to your organization. For each item, list the project being funded, amount of funding, source (grant, departmental contract, etc.) and whether funding is to be renewed for FY2021.

Inmate Chaplaincy Services (ABCCM jail ministry through Buncombe County Sheriff's Office – departmental contract - \$34,343 – will be renewed for FY2021.

Community Connector (ABCCM crisis ministries) through Buncombe County DHHS – departmental contract - \$50,000 – requesting renewal for FY2021.

Residential Substance Use Services (ABCCM Steadfast House) through Buncombe County DHHS – departmental contract - \$58,535 – requesting renewal and expansion of program for FY2021 to serve Transformation Village.

Sustainability*

How will the project continue to succeed after the funding of the grant? Explain your plan for making this an ongoing effort.

Operations at Transformation Village will be incorporated into ABCCM's general operating budget and will be sustained by current donations, as well as current and expanding grants through BCDHHS and the US Department of Veterans Affairs. We have plans underway for a per diem contract with MAHEC to provide beds for their opioid recovery program. We have been working with the NC DHHS, particularly the NC Council for Women, to implement a state contract to provide transitional housing for female domestic violence survivors. As we grow and fill the newly constructed space, we plan on increasing our resident numbers only in increments that can match our funding streams available.

OPTIONAL INFORMATION

OPTIONAL INFORMATION – This information will not impact grant scoring but will be helpful to the committee.

Partial Funding

If the project were to be offered a grant for partial funding, what factors would need to be considered?

From the outset, ABCCM's Board of Directors has planned that Transformation Village would be debt-free. We have secured a construction loan and permanent financing commitment from First Citizens Bank. This enables us to continue construction without delay as we complete our fundraising. Bank financing also aids our cash flows as we await for campaign donors to pay their multi-year pledges. If this project were only partially funded, our reliance on debt and our interest expense will increase. Because a transitional housing facility is not a revenue-producing property, we cannot rely on operations to pay off the debt. As long as we continue to have debt on the property, the operating budget for the programming will have to accommodate the interest expense. This means there will be less funds available for programming, which hinders both our quality and quantity of services provided.

Resource Support

Beyond this grant request, how can Buncombe County support your organization with this project and in strengthening your work?

Buncombe County has had a long history of supporting ABCCM and its various efforts to expand both the capacity to care for its neighbors and to improve our effectiveness in that care. In 1987, the County and ABCCM partnered to build the first shared community database to track resources and encourage better collaboration. In 1991, the County Health Dept. was instrumental in starting the only free clinic with ABCCM. Throughout the 1990s, County DSS and ABCCM worked to provide year round emergency assistance for low-income families along with heating assistance. In 2002, the County helped start Steadfast House, at that time, the largest homeless women and children's shelter. In 2013, the County provided 10% of the funds to create a 10,000 sq. ft. warehouse and crisis center in Candler, ABCCM's Hominy Valley Crisis Ministry and MAHEC Family Health Center in the Ferguson Charitable Center. That last \$140,000 meant that ABCCM was debt free on that facility.

Buncombe County and ABCCM have a shared value in keeping children and parents together. Separating children from parents is costly in lots of ways, and the County is already contracting with ABCCM's Steadfast House for 4 units for moms with children. We will have capacity by July 2020 for 10 more units.

ABCCM's future plans include intact family shelter units at Transformation Village, along with units at the VRQ for dads with children. ABCCM's goals are to serve all those in need, without discrimination, and to fill gaps in our community so that everyone has the chance to survive and to thrive.

Other

Is there anything else that you want the committee to know?

In 2007, ABCCM partnered with the Charles George VA Medical Center to buy a motel and 10 acres to take every Veteran off the streets. The thinking was that we would just add another 200 Veterans to homelessness and never keep up. This did not happen. In 2019, there were 7 unsheltered Veteran men and 1 woman. The VA calls this "functional zero."

In 2011, ABCCM's leaders developed a five year strategic plan to take the same approach to take every woman and child off the streets and have a safe place for them. We knew that many moms with children were doubled up or couch surfing and that the schools were reporting these children as behavior problems and functioning 2 to 3 levels below grade level. We saw that moms and children staying at Steadfast House were thriving, and children quickly came up to grade level or above with only 3 to 6 months stability.

In 2016, ABCCM doubled down on our five year strategic plan and moved to purchase a 150 room motel with 5 acres. By the end of 2016, the owner withdrew from the sale. The Steadfast House Advisory Board was not deterred. A search for land on a bus line, close to schools and jobs ensued. A fundraising dinner had raised \$1 million to buy the motel. Now ABCCM sought to find 10+ acres at that price. However, available property with 10-15 acres was well over the \$1 million. A board member's two sons, Joshua and Caleb, found an obscure 7.5 acres for sale across from the Asheville Outlets for just \$40,000/acre. The family owning the 16.5 acres next to it agreed to sell at a deep discount of just \$40,000/acre. ABCCM purchased 24 acres for just \$930,000. This is just one of a string of events that has led us to what we think is the best site to serve all the homeless women with children on our quest for building out 300 units. This will change the face of homelessness and poverty for women and children in Buncombe County, giving them the best resources to reach their greatest potential.

File Attachment Summary

Applicant File Uploads

- IRS Tax Exemption Letter.pdf
- 2020 Board of Directors.pdf
- FY21_SPGrant_Budget_Form - Transformation Village.xlsx

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
401 W. PEACHTREE ST. NW
ATLANTA, GA 30365

DEPARTMENT OF THE TREASURY

Date: FEB 09 1994

ASHEVILLE BUNCOMBE COMMUNITY
CHRISTIAN MINISTRY INC
FKA ASHEVILLE BUNCOMBE
COOPERATIVE MINISTRY INC
24 CUMBERLAND AVENUE
ASHEVILLE, NC 28801

Employer Identification Number:
56-0945001
Case Number:
583336041
Contact Person:
ANN RUSSELL
Contact Telephone Number:
(404) 391-4927

Accounting Period Ending:
December 31
Form 990 Required:
No
Addendum Applies:
Yes

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(i).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. This does not apply, however, if you make or have made a timely election under section 3121(w) of the Code to be exempt from such tax. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions about excises, employment, or other Federal taxes, please let us know.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or

Letter 947 (DD/CG)

ASHEVILLE BUNCOMBE COMMUNITY

she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$10 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

ASHEVILLE BUNCOMBE COMMUNITY

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



Paul Williams
District Director

Enclosure(s):
Addendum

Asheville Buncombe Community Christian Ministry

Board of Directors – 2020

President

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ABCCM North Samaritan

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Strategic Partnership Grants Proposed FY2021 Project Budget (July 1, 2020 - June 30, 2021)

Organization Name:	Asheville Buncombe Community Christian Ministry
Project Name:	Transformation Village for Women and Children
Grant Amount Requested:	\$500,000

FY2021 Proposed Project Revenue	Amount	Committed or Pending?
Proposed Buncombe County Strategic Partnerships Grant	\$ 500,000	Pending
List other sources: SECU Foundation	\$ 1,500,000	Committed
List other sources: Federal Home Loan Bank	\$ 500,000	Committed
List other sources: ABCCM Capital Campaign (from over 500 donors)	\$ 7,936,650	Committed
List other sources: ABCCM Capital Campaign (to be raised)	\$ 1,616,650	Pending
List other sources:		
List other sources:		
List other sources:		
Total	\$ 12,053,300	

FY2021 Proposed Project Expenses	Proposed Grant	Other Funds	Total	Notes
Personnel			\$ -	
Training			\$ -	
Travel			\$ -	
Supplies / Materials			\$ -	
Meetings (Food, Interpreting, Child Care, etc.)			\$ -	
Equipment / Furniture			\$ -	
Printing / Marketing			\$ -	
Licensing / Memberships / Dues / Subscriptions			\$ -	
Client Support			\$ -	
Contracts			\$ -	
Professional Services (Legal, Accounting, etc.)			\$ -	
Insurance and Bonds			\$ -	
Building Maintenance (Rent, Utilities, Repairs, etc.)			\$ -	
List other costs: Construction Costs	\$ 500,000	\$ 11,553,300	\$ 12,053,300	Transformation Village Phase I costs
List other costs:			\$ -	
List other costs:			\$ -	
List other costs:			\$ -	
Total			\$ 12,053,300	

Overall Organization Budget	Amount	Notes
FY2019 Actual Year-End Revenue	\$ 7,121,741	Operating Fund Only - excludes Transformation Village capital campaign (TrV)
FY2019 Actual Year-End Expenses	\$ 7,500,791	Includes \$337,453 in debt payments and capital improvements, excludes TrV
FY2020 Adopted Budget Amount	\$ 8,892,640	
FY2021 Proposed Budget Amount	\$ 9,767,840	