AGENDA

✓ Call to Order & Welcome / Public Comment Procedures Overview
✓ Approval of Meeting Minutes
  • April 5, 2022
  • April 19, 2022
  • April 26, 2022
  • May 3, 2022
✓ New Business
  • COVID Recovery Funding Applications Associated with Housing and Homelessness: Review, Discussion, and Prioritization – James Shelton
✓ Next Steps
✓ Announcements
✓ Public Comment
✓ Adjourn
COVID RECOVERY FUNDING APPLICATIONS

APPLICATIONS FOR AFFORDABLE HOUSING & HOMELESSNESS

• Applications Associated with Affordable Housing: 14
• Applications Associated with Homelessness: 8
COVID RECOVERY FUNDING APPLICATIONS

**Affordable Housing Related Application Title**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Request</th>
<th>Funded</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAANM</td>
<td>$1,978,000</td>
<td></td>
</tr>
<tr>
<td>ABCCM</td>
<td>$3,000,000</td>
<td></td>
</tr>
<tr>
<td>ABCLT</td>
<td>$2,500,000</td>
<td></td>
</tr>
<tr>
<td>Black Mountain Chamber Foundation</td>
<td>$4,000,000</td>
<td></td>
</tr>
<tr>
<td>BC Planning (CD Division)</td>
<td>$7,000,000</td>
<td></td>
</tr>
<tr>
<td>CLM</td>
<td>$264,000</td>
<td></td>
</tr>
<tr>
<td>Eagles’ Wings Community Dev. Corp</td>
<td>$390,000</td>
<td></td>
</tr>
<tr>
<td>Eblen Charities</td>
<td>$360,000</td>
<td></td>
</tr>
<tr>
<td>HACA</td>
<td>$1,200,000</td>
<td>$935,286</td>
</tr>
<tr>
<td>MHO*</td>
<td>$3,000,000</td>
<td>$718,616</td>
</tr>
<tr>
<td>OnTrack Financial</td>
<td>$462,456</td>
<td></td>
</tr>
<tr>
<td>The Arc of Buncombe County</td>
<td>$50,000</td>
<td></td>
</tr>
<tr>
<td>Thrive Asheville</td>
<td>$474,000</td>
<td></td>
</tr>
</tbody>
</table>

**Total** | $26,188,456 | $1,653,982 |

*MHO Lakeshore Villas Project received funding support. Pentland Hills has not been considered or funded.

**Homelessness Related Application Title**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Request</th>
<th>Funded</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aura Home Women Vets</td>
<td>$438,746</td>
<td></td>
</tr>
<tr>
<td>BC Sheriff’s Office</td>
<td>$1,144,000</td>
<td></td>
</tr>
<tr>
<td>Buncombe County Schools Foundation</td>
<td>$407,635</td>
<td></td>
</tr>
<tr>
<td>Elada Homes, Inc</td>
<td>$3,500,000</td>
<td></td>
</tr>
<tr>
<td>Helpmate, Inc</td>
<td>$57,200</td>
<td></td>
</tr>
<tr>
<td>Pisgah Legal Services</td>
<td>$3,000,000</td>
<td></td>
</tr>
<tr>
<td>Sistas Caring 4 Sistas, Inc</td>
<td>$950,000</td>
<td></td>
</tr>
</tbody>
</table>

**Total** | $11,095,548 | $0 |
AFFORDABLE HOUSING GOALS

• Increase the supply of Affordable Housing for rent
• Increase the supply of Affordable Housing for homeownership, especially for BIPOC households
• Preserve the supply of Naturally Occurring Affordable Housing (NOAH)
• Support activities that achieve functional zero Homelessness
• Support activities that encourage the use of all vouchers

APPLICATIONS ASSOCIATED WITH AFFORDABLE HOUSING THAT:
Increase the supply of affordable housing for rent
REQUEST: $3,000,000

<table>
<thead>
<tr>
<th>Units</th>
<th>Request Per Unit</th>
<th>Administrative</th>
<th>Leverage Ratio</th>
<th>AMI Target</th>
<th>Period of Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>76</td>
<td>$39,474</td>
<td>*</td>
<td>$1.00 : *</td>
<td>&lt;50%</td>
<td>99+</td>
</tr>
</tbody>
</table>

Note: Applicant did not provide a budget denoting uses and other funding sources with their application.

SUMMARY HIGHLIGHTS

- Supports construction of 3 multi-story apartment buildings
- 76 units for permanent, affordable, supportive homes for women and children
- Units available to families earning <50% AMI; rents capped at 30% AGI of tenants
- Prioritized to meet immediate critical needs of women, including post-SUD treatment into recovery living, stable homes for women with children enrolled in schools to ensure continuity of children's education, and women Veterans leaving long-term homelessness.
ASHEVILLE BUNCOMBE COMMUNITY  
CHRISTIAN MINISTRY  
Transformation Village: Phase IIA-Permanent Affordable Housing To Meet Immediate Needs of Women and Children

AMI LEVELS ASSISTED

Note: Applicant did not provide a budget denoting uses and other funding sources with their application
ASHEVILLE BUNCOMBE COMMUNITY
CHRISTIAN MINISTRY
Transformation Village: Phase IIA-Permanent Affordable
Housing To Meet Immediate Needs of Women and Children

ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES
This project would address the goal of increasing the supply of affordable housing for rental. This project is
anticipated to directly impact 76 households, which represents 4.1% of the stated goal (1,850 households).

STAFF COMMENTS
• Applicant's Recovery Living program differs from half-way houses as there is no
  immediate pressure to get a job to pay rent and food costs
• Women are given time to complete rehab and be reunited with their children
• Approach produces permanent changes and reduces relapses
BLACK MOUNTAIN CHAMBER FOUNDATION
Building Rehabilitation

REQUEST: $4,000,000

<table>
<thead>
<tr>
<th>Units</th>
<th>Request Per Unit</th>
<th>Administrative</th>
<th>Leverage Ratio</th>
<th>AML Target</th>
<th>Period of Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>46</td>
<td>$86,956</td>
<td>$0.00</td>
<td>$1.00 : $1.00</td>
<td>&lt;80%</td>
<td>99+</td>
</tr>
</tbody>
</table>

SUMMARY HIGHLIGHTS

- Supports purchase of 3 existing structures within walking distance to transportation (ART), jobs, shopping, medical care, childcare, and education
- Funds will finance rehabilitation and renovations of: 15 studio units; 15 1BR units, and 16 units (2BR and 3BR)
- Units are expected to provide housing to families who work locally in service industry jobs
BLACK MOUNTAIN CHAMBER FOUNDATION
Building Rehabilitation

AMI LEVELS ASSISTED

BLACK MOUNTAIN CHAMBER FOUNDATION
Building Rehabilitation

PROJECT COST PERCENTAGES

COMPARISON OF FUNDING BY SOURCE PERCENTAGES
ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project would address the goal of increasing the supply of affordable housing for rental. This project is anticipated to directly impact 46 households, which represents 2.5% of the stated goal (1,850 households).

STAFF COMMENTS

- Applicant can more quickly get units online since rehabilitating existing structures
- Crucial to provide housing for working families in areas of continuing growth and development of the community
- Anticipated project completion = 18 months
APPLICATIONS ASSOCIATED WITH AFFORDABLE HOUSING THAT:
 Increase the supply of affordable housing for homeownership, especially for BIPOC households

ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST
Permanently Affordable Homes

REQUEST: $2,500,000

<table>
<thead>
<tr>
<th>18 Units</th>
<th>$125,000 Request Per Unit</th>
<th>$250,000 Administrative</th>
<th>$1.00 : $1.27 Leverage Ratio</th>
<th>&lt;80% AMI Target</th>
<th>99+ Period of Affordability</th>
</tr>
</thead>
</table>
ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST
Permanently Affordable Homes

SUMMARY HIGHLIGHTS

• Impacts 18 households/units of 26 households/units in the project
• Permanent affordable housing units owned by county residents
• ABCLT retains ownership of land, sells the home to a qualified buyer, and buyer leases the land via a renewable 99-year ground lease
• Support an overall project budget of $5,676,147 (26 households/units)

AMI LEVELS ASSISTED
ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project would address the goal of increasing the supply of affordable housing for homeownership, especially for BIPOC households. This project is anticipated to directly impact 18 households, which represents 3.6% of the stated goal (400 households).
ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST
Permanently Affordable Homes

STAFF COMMENTS
• Project adheres to the requirements of the FY23 AHSP
• Appears eligible for funding
• Appears ready for implementation July 1, 2022

<table>
<thead>
<tr>
<th>BELOVED ASHEVILLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deeply Affordable Homes With Equity, Sustainability, and Workforce Development</td>
</tr>
<tr>
<td>REQUEST: $1,600,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12 Units</th>
<th>$133,333 Request Per Unit</th>
<th>$70,000 Administrative</th>
<th>$1.00 : $2.12 Leverage Ratio COVID $ : Other $</th>
<th>≤30% AMI Target</th>
<th>99+ Period of Affordability</th>
</tr>
</thead>
</table>

BUNCOMBE COUNTY
SUMMARY HIGHLIGHTS

- Funds will complete pilot micro home village of 12 homes in East Asheville
- Homes are fully furnished
- Residents own the homes and build equity
- Project includes workforce development in construction and related trades
- Aims to mitigate climate change through green building practices
- Creates a Replication Action Plan and toolkit to be used in building a second village in Buncombe County
This project would address the goal of increasing the supply of affordable housing for homeownership, especially for BIPOC households. This project is anticipated to directly impact 12 households, which represents 3% of the stated goal (400 households).
BELOVED ASHEVILLE
Deeply Affordable Homes with Equity, Sustainability, & Workforce Development

STAFF COMMENTS
• Organization has capacity for implementing project
• Has strong relationship with community partners
• Equity focused

EAGLES’ WINGS COMMUNITY DEVELOPMENT CORPORATION
Black Asheville Renaissance - BAR
REQUEST: $300,000

<table>
<thead>
<tr>
<th>Units</th>
<th>Request Per Unit</th>
<th>Administrative</th>
<th>Leverage Ratio COVID $ : Other $</th>
<th>AMI Target</th>
<th>Period of Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>37</td>
<td>$8,108</td>
<td>$222,000</td>
<td>$1.00 : $2.82</td>
<td>&lt;80%</td>
<td>99+</td>
</tr>
</tbody>
</table>
EAGLES’ WINGS COMMUNITY DEVELOPMENT CORPORATION
Black Asheville Renaissance - BAR

SUMMARY HIGHLIGHTS

• Project anticipates partnering with many different organizations (COA, First Citizens, LISC, Dogwood, Chamber) to assist with pre-development and construction
• Construction of 37-unit multifamily building (26 affordable/subsidized units, 11 market)
• Aims for construction on Asheland Ave., which is a designated Opportunity Zone
• Intended to help reduce wealth gap among Blacks in Buncombe County by revitalizing areas impacted by Urban Renewal policies
This project would address the goal of increasing the supply of affordable housing for homeownership, especially for BIPOC households. This project is anticipated to directly impact 26 households, which represents 6.5% of the stated goal (400 households).
EAGLES’ WINGS COMMUNITY DEVELOPMENT CORPORATION
Black Asheville Renaissance - BAR

STAFF COMMENTS

• Project is equity focused, with the intent of constructing new affordable housing in neighborhoods that were destroyed by Urban Renewal policies
• Location of proposed development is also near jobs, transit, and services

MOUNTAIN HOUSING OPPORTUNITIES
Affordable Housing at Pentland Hills

REQUEST: $1,000,000

<table>
<thead>
<tr>
<th>68 Units</th>
<th>$14,705 Request Per Unit</th>
<th>$70,000 Administrative</th>
<th>$1.00 : $15.93 Leverage Ratio</th>
<th>COVID $ : Other $</th>
<th>≤80% AMI Target</th>
<th>99+ Period of Affordability</th>
</tr>
</thead>
</table>

BUNCOMBE COUNTY
SUMMARY HIGHLIGHTS

• Project will provide 36 single-family homes and 32 duplex units, for a total of 68 new units with at least 40 of them being affordable

• Intends to help address the wealth gap in Buncombe County by providing families an opportunity to build equity

• Some units will be sold without income restrictions with the intent of developing a fully mixed-income development

• Homes will also meet Energy Star standards
ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project would address the goal of increasing the supply of affordable housing for homeownership, especially for BIPOC households. This project is anticipated to directly impact 40 households, which represents 10% of the stated goal (400 households).
MOUNTAIN HOUSING OPPORTUNITIES
Affordable Housing at Pentland Hills

STAFF COMMENTS

• At least 40 of 68 homes built will be deemed affordable and sold to low-income families, but would prefer to get up to 48 affordable units with full funding of this request

APPLICATIONS ASSOCIATED WITH
AFFORDABLE HOUSING THAT:
Preserve the supply of naturally occurring affordable housing
COLABORATIVA LA MILPA
PODER Emma Naturally Occurring Affordable Housing (NOAH) Repair Program

REQUEST: $264,000

<table>
<thead>
<tr>
<th>Units</th>
<th>Request Per Unit</th>
<th>Administrative</th>
<th>Leverage Ratio</th>
<th>AMI Target</th>
<th>Period of Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>$11,000</td>
<td>$24,000</td>
<td>$1.00 : $0.00</td>
<td>&lt;80%</td>
<td>99+</td>
</tr>
</tbody>
</table>

SUMMARY HIGHLIGHTS

• Provides critical repairs to ensure health, safety, and quality in the Emma and Erwin areas
• Addresses health issues like mold, HVAC, accessibility, and other important repairs
• Repairing existing affordable housing is critical for allowing families to remain in place and maintain overall supply
ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project would address the goal of repairing units to preserve the stock of affordable housing in the county. This project is anticipated to directly impact 24 households, which represents 4.8% of the stated goal (500 households).

STAFF COMMENTS

- PODER’s work is entirely community led
- Project will focus on community that is majority low-income Latino immigrants
- Units receiving repairs are located within cooperatively owned permanently affordable housing mobile home neighborhood
APPLICATIONS ASSOCIATED WITH AFFORDABLE HOUSING THAT:
Support activities that encourage the use of all vouchers

THRIVE ASHEVILLE
Buncombe Rental Assistance Collaborative

REQUEST: $474,000

<table>
<thead>
<tr>
<th>Units</th>
<th>Request Per Unit</th>
<th>Administrative</th>
<th>Leverage Ratio</th>
<th>AMI Target</th>
<th>Period of Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>219</td>
<td>$2,164</td>
<td>$230,000</td>
<td>$1.00 : $0.53</td>
<td>&lt;80%</td>
<td>-</td>
</tr>
</tbody>
</table>

COVID $ : Other $
THRUVE ASHEVILLE  
Buncombe Rental Assistance Collaborative

SUMMARY HIGHLIGHTS

• The project is a collaboration of 6 partner agencies seeking to house 219 individuals/families with federal rental assistance over two years
• Funds will support:
  • Agency Support & Collaboration
  • Landlord Recruitment & Navigation
  • Tenant Education
  • Financial Incentives & Indemnification

THRUVE ASHEVILLE  
Buncombe Rental Assistance Collaborative

AMI LEVELS ASSISTED

219
THRIve Asheville
Buncombe Rental Assistance Collaborative

Alignment with Affordable Housing Goals and Objectives
This project would address the goal of increasing the supply of affordable housing for rental. This project is anticipated to directly impact 219 households, which represents 11.8% of the stated goal (1,850 households).
THRIVE ASHEVILLE
Buncombe Rental Assistance Collaborative

STAFF COMMENTS

- Project intends to address multiple barriers to voucher acceptance which include:
  - Negative stereotypes & past bad experiences
  - A lengthy & complex process to FRA acceptance
  - Accepting FRA is not profitable
- Intends to leverage more than $3 million in untapped federal rental assistance funding
- Will create lasting change by developing a successful and sustainable model for matching agencies, landlords, and tenants

APPLICATIONS ASSOCIATED WITH AFFORDABLE HOUSING THAT:
Are not associated with a specified goal
BUNCOMBE COUNTY GOVERNMENT
Property Acquisition for Affordable Housing

REQUEST: $7,000,000

<table>
<thead>
<tr>
<th>Units</th>
<th>Request Per Unit</th>
<th>Administrative</th>
<th>Leverage Ratio</th>
<th>AMI Target</th>
<th>Period of Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>480*</td>
<td>$14,583</td>
<td>$0.00</td>
<td>$1.00</td>
<td>&lt;80%</td>
<td>99+</td>
</tr>
</tbody>
</table>

*Note: Proposal is to fund the purchase of land, site assessment, and feasibility studies only. Further funding would be necessary for construction.

SUMMARY HIGHLIGHTS

- Project proposes to engage commercial real estate brokers to identify properties with an eye toward broader County goals, with a particular focus on equity
- Project anticipates work with DFI to identify development partners and deliver development agreements
- Selection criteria will include:
  - For rent: properties likely to achieve near perfect NCHFA’s QAP score such that the property can seek LIHTC funding
  - For sale: proximate to employment, transit, support services, and community resources
ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project could address the goal of increasing the supply of affordable housing for rental. This project is could directly impact 480 households, which represents 25.9% of the stated goal (1,850 households).

This project could address the goal of increasing the supply of affordable housing for homeownership, especially for BIPOC households. This project could directly impact 480 households, which represents 120% of the stated goal (400 households).

STAFF COMMENTS

• Will require involvement by County management and Board in the acquisition of sites, which represents a unique opportunity for direct impact in the selection and development of affordable housing in the county

• Administrative costs are expected to be absorbed by the Planning department’s personnel budget
# ASHEVILLE AREA HABITAT FOR HUMANITY

**Infrastructure to Support Affordable Homeownership in Buncombe County**

**REQUEST: $1,978,000**

| 46 Units | $43,000 Request Per Unit | $0 Administrative Leverage Ratio | $1.00 : $0.00 COVID $ : Other $ | <80% AMI Target | 99+ Period of Affordability |

**SUMMARY HIGHLIGHTS**

- Fund infrastructure development for portion of Phase II of New Heights neighborhood
- Roads, sidewalks, and sewers
- Intended for BIPOC families, female head-of-households, and older adult households who may have lived in substandard housing during the pandemic
ASHEVILLE AREA HABITAT FOR HUMANITY
Infrastructure to Support Affordable Homeownership in Buncombe County

AMI LEVELS ASSISTED

<table>
<thead>
<tr>
<th>AMI Level</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30% AMI</td>
<td>46</td>
</tr>
<tr>
<td>&lt;40% AMI</td>
<td></td>
</tr>
<tr>
<td>&lt;50% AMI</td>
<td></td>
</tr>
<tr>
<td>&lt;60% AMI</td>
<td></td>
</tr>
<tr>
<td>&lt;70% AMI</td>
<td></td>
</tr>
<tr>
<td>&lt;80% AMI</td>
<td></td>
</tr>
</tbody>
</table>

BUNCOMBE COUNTY

ASHEVILLE AREA HABITAT FOR HUMANITY
Infrastructure to Support Affordable Homeownership in Buncombe County

PROJECT COST PERCENTAGES

<table>
<thead>
<tr>
<th>Percentages</th>
<th>Property Acquisition</th>
<th>Staff Salaries</th>
<th>Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 10%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10 - 20%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20 - 30%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30 - 40%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>40 - 50%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50 - 60%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60 - 70%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>70 - 80%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>80 - 90%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>90 - 100%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

COMPARISON OF FUNDING BY SOURCE PERCENTAGES

<table>
<thead>
<tr>
<th>Percentages</th>
<th>Buncombe COVID</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 10%</td>
<td></td>
</tr>
<tr>
<td>10 - 20%</td>
<td></td>
</tr>
<tr>
<td>20 - 30%</td>
<td></td>
</tr>
<tr>
<td>30 - 40%</td>
<td></td>
</tr>
<tr>
<td>40 - 50%</td>
<td></td>
</tr>
<tr>
<td>50 - 60%</td>
<td></td>
</tr>
<tr>
<td>60 - 70%</td>
<td></td>
</tr>
<tr>
<td>70 - 80%</td>
<td></td>
</tr>
<tr>
<td>80 - 90%</td>
<td></td>
</tr>
<tr>
<td>90 - 100%</td>
<td></td>
</tr>
</tbody>
</table>

BUNCOMBE COUNTY
ASHEVILLE AREA HABITAT FOR HUMANITY
Infrastructure to Support Affordable Homeownership in Buncombe County

ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

Though this project is for infrastructure development only, it might address the goal of increasing the supply of affordable housing for homeownership, especially for BIPOC households. This project is anticipated to indirectly impact 46 households, which represents 9.2% of the stated goal (400 households).

STAFF COMMENTS

- Anticipated closeout of infrastructure installation is September 2024
- New homes would be built from January 2025 – August 2029
- First round of ARPA funding has already funded infrastructure for 16 homes in Phase II of New Heights
EBLEN CHARITIES
Housing Stabilization Project

REQUEST: $360,000

<table>
<thead>
<tr>
<th>200 Units</th>
<th>$1,800 Request Per Unit</th>
<th>$55,000 Administrative</th>
<th>$1.00 : $0.12 Leverage Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>COVID $ : Other $</td>
</tr>
<tr>
<td>&lt;80% AMI Target</td>
<td></td>
<td>99+ Period of Affordability</td>
<td></td>
</tr>
</tbody>
</table>

SUMMARY HIGHLIGHTS

• Project will provide funding to families to obtain, establish, or maintain safe and adequate housing by assisting with security deposits, first month’s rent, application fees, and to pay rent or mortgages that are in arrears

• Prevents homelessness for vulnerable residents by preventing eviction or foreclosure, and gets those experiencing homelessness into permanent housing
EBLEN CHARITIES
Housing Stabilization Project

AMI LEVELS ASSISTED

• Because this project does not intend to construct, rehab, or repair a specific number of units, it is difficult to enumerate the number of families that are impacted within each income bracket

• Project intends to serve families <80 % AMI, including families at <30 % AMI
**STAFF COMMENTS**

- Eviction prevention is key to fighting homelessness and housing instability
- Proposal states that Eblin will assist up to 200 low-income households in maintaining housing
- Organization has over 14 years of administering HHS funds

---

**EBLEN CHARITIES**

**Housing Stabilization Project**

---

**ONTRACK FINANCIAL EDUCATION & COUNSELING**

**Recovery Through Financial Capabilities and Homebuying**

**REQUEST: $462,456**

<table>
<thead>
<tr>
<th>-</th>
<th>$-</th>
<th>$257,456</th>
<th>$1.00 : $4.82</th>
<th>&lt;100%</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>Request Per Unit</td>
<td>Administrative</td>
<td>Leverage Ratio</td>
<td>AMI Target</td>
<td>Period of Affordability</td>
</tr>
</tbody>
</table>

---
ONTRACK FINANCIAL EDUCATION & COUNSELING
Recovery Through Financial Capabilities and Homebuying

SUMMARY HIGHLIGHTS
• FinCap (Financial Capabilities) program aims to assist families to rebuild credit to qualify for rentals or better mortgage rates, to teach money management and achieving financial goals
• Homebuying program will match participants’ savings at $15/$1 up $15,000 for down payment assistance

AMI LEVELS ASSISTED
• Homebuying program will be open to households with incomes between 60% - 100% AMI
• Plan to enroll 45 people and anticipate 15 will complete all the program requirements to earn the $15k match
• If a partner agency has lower AMI eligibility, its clients can participate
FINANCIAL EDUCATION & COUNSELING
Recovery Through Financial Capabilities and Homebuying

STAFF COMMENTS

- FinCap Results: projected 1897 clients will fall into these categories:
  - 484 will be Credit Builder: 339 (70%) of clients will take at least one Credit Action Step within 60 days of counseling
  - 465 will be Homebuyer: 326 (70%) of clients will take at least one Homebuyer Action Step within 60 days of counseling
  - 949 will be Management: 854 (90%) of clients increase their knowledge/skills to manage/modify their monthly budget
- Homebuying Results: anticipated the following participation:
  - 45 people will attend Orientation and open a matched savings account with Self Help Credit Union
  - 41 will attend Money Management classes
  - 34 will complete financial counseling
  - 15 will complete the program and receive a $15,000 savings match to become homeowners.
THE ARC OF BUNCOMBE COUNTY
Affordable Housing for the Intellectually & Developmentally Disabled

REQUEST: $50,000

<table>
<thead>
<tr>
<th>Units</th>
<th>$-</th>
<th>$38,400</th>
<th>$1.00 : $1.70</th>
<th>&lt;50%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request Per Unit</td>
<td>Administrative</td>
<td>Leverage Ratio</td>
<td>AML Target</td>
<td>Period of Affordability</td>
</tr>
<tr>
<td>COVID $ : Other $</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SUMMARY HIGHLIGHTS

- Request is to support a part-time (.35 FTE) case manager
- Primary focus of their work and grant funds will be rent/mortgage/utility assistance to prevent eviction and homelessness
- Will work primarily with clients in coordination with landlords, financial institutions, and utility companies
- Anticipates assisting a minimum of 5 client households
THE ARC OF BUNCOMBE COUNTY
Affordable Housing for the Intellectually & Developmentally Disabled

AMI LEVELS ASSISTED

- <30% AMI
- <40% AMI
- <50% AMI
- <60% AMI
- <70% AMI
- <80% AMI

THE ARC OF BUNCOMBE COUNTY
Affordable Housing for the Intellectually & Developmentally Disabled

PROJECT COST PERCENTAGES

- Direct Assistance
- Operating

COMPARISON OF FUNDING BY SOURCE PERCENTAGES

- Buncombe COVID
- Fundraising
THE ARC OF BUNCOMBE COUNTY
Affordable Housing for the
Intellectually & Developmentally Disabled

STAFF COMMENTS

- This project will make funds from other sources more readily available to address issues related to the increase in unemployment during the pandemic
- Evictions can occur quickly, and this support will help families get into emergency housing rather than use shelters, which can be an unfriendly environment for individuals with disabilities

APPLICATIONS ASSOCIATED WITH HOMELESSNESS THAT:
Support activities that achieve functional zero homelessness
AURA HOME WOMEN VETS
Building Capacity to Ensure Long Term and Equitable Services for Women Veterans Facing Homelessness

REQUEST: $418,746

| 12 Units | $34,895 Request Per Unit | $418,746 Administrative | $1.00 : $0.39 Leverage Ratio COVID $ : Other $ | <30% AMI Target | - Period of Affordability |

SUMMARY HIGHLIGHTS

• Project supports capacity building for the organization to go from volunteer run to paid staff, and contracted services for grant writing, bookkeeping and business/strategic plan development

• Offers services to prevent homelessness for women Veterans, including assistance with accessing VA benefits, personal case management, chaperone service, and financial assistance

• Currently in the process of renovating a former assisted living facility that will provide transitional housing for up to 12 women
AURA HOME WOMEN VETS
Building Capacity to Ensure Long Term and Equitable Services for Women Veterans Facing Homelessness

AMI LEVELS ASSISTED

AURA HOME WOMEN VETS
Building Capacity to Ensure Long Term and Equitable Services for Women Veterans Facing Homelessness

PROJECT COST PERCENTAGES

COMPARISON OF FUNDING BY SOURCE PERCENTAGES
AURA HOME WOMEN VETS
Building Capacity to Ensure Long Term and Equitable Services for Women Veterans Facing Homelessness

STAFF COMMENTS

- Facility is in Henderson County, while organization itself maintains HQ in Asheville to retain proximity to VA
- A Strategic/Business Planning Consultant will lead the organization in creating an effective business plan.
- A paid executive director will help set policy and lead the organization in this growth stage.
- An office manager/volunteer coordinator will ensure accurate data management and reporting.
- A contracted grant writer will bring in support through foundation, corporate and government funding sources.

ELIADA HOMES
Eliada Students Training for Advancement

REQUEST: $517,200

<table>
<thead>
<tr>
<th>12 Units</th>
<th>$43,100 Request Per Unit</th>
<th>$477,200 Administrative</th>
<th>$1.00 : $1.70 Leverage Ratio</th>
<th>COVID $ : Other $</th>
<th>&lt;30% AMI Target</th>
<th>- Period of Affordability</th>
</tr>
</thead>
</table>

BUNCOMBE COUNTY
ELIADA HOMES
Eliada Students Training for Advancement

SUMMARY HIGHLIGHTS

- Works with youth who are transitioning out of Eliada and the foster system into independent adulthood
- Programming includes: life skills development, assistance in assessing employment and educational options, accessing food, navigating public resources, and access to a computer lab and library

AMI LEVELS ASSISTED

- Categories: <30% AMI, <40% AMI, <50% AMI, <60% AMI, <70% AMI, <80% AMI

- Bar chart showing the number of assisted students across different AMI levels.
STAFF COMMENTS

- Currently has capacity to house 8 youth but will be increasing to 12 students per year in transitional housing
- This project aims to increase numbers of students served in and out of transitional housing
- Will also facilitate the purchase of a box truck for furniture storage and transportation to help students move into housing
- Funds will help provide students with move-in packages (cleaning supplies, toilet paper, etc.)
HELPMATE
Emergency Shelter for Domestic Violence Survivors

REQUEST: $3,000,000

<table>
<thead>
<tr>
<th>Units</th>
<th>Request Per Unit</th>
<th>Administrative</th>
<th>Leverage Ratio</th>
<th>AMI Target</th>
<th>Period of Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>43</td>
<td>$69,767</td>
<td>$1,000,000</td>
<td>$1.00 : $2.66</td>
<td>&lt;30%</td>
<td>-</td>
</tr>
</tbody>
</table>

SUMMARY HIGHLIGHTS

- Request covers costs associated with site infrastructure, architectural design, structural engineering, construction, finishing, furnishing, and related costs to build a 30,000-sf domestic violence shelter on land owned by Helpmate
- Includes plans to build communal spaces for cooking, support groups, classes, fitness activities, community partner meetings, and indoor and outdoor play areas for children
STAFF COMMENTS

• Project could double the availability of emergency shelter for domestic violence survivors in the county
• New shelter would provide space for adult and child survivors to heal and move on to a known, safe location
• Also provides 24-hour supportive counseling, legal assistance, and helps attend to practical matters like housing, employment, transit, and childcare
• Aims to shelter 10,000 adult and child survivors over the next 20 years

PISGAH LEGAL SERVICES
Homelessness Prevention and Housing Stability in Buncombe County

REQUEST: $950,000

<table>
<thead>
<tr>
<th></th>
<th>Units</th>
<th>Request Per Unit</th>
<th>$950,000</th>
<th>$1.00 : $0.63</th>
<th>≤30% AMI Target</th>
<th>Period of Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td></td>
<td></td>
<td>Administrative</td>
<td>Leverage Ratio</td>
<td>COVID $ : Other $</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$950,000</td>
<td>$1.00 : $0.63</td>
<td>≤30% AMI Target</td>
<td>Period of Affordability</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1.00 : $0.63</td>
<td>≤30% AMI Target</td>
<td>Period of Affordability</td>
</tr>
</tbody>
</table>
PISGAH LEGAL SERVICES
Homelessness Prevention and Housing Stability in Buncombe County

SUMMARY HIGHLIGHTS

- Will provide preventive legal services to keep people housed and avoid them falling into homelessness, while working to engage renters in affordable housing solutions.
- Anticipate helping at least 1,200 people in 480 eviction and foreclosure related cases in Buncombe County each year.
- Will engage tenants about their rights and responsibilities and work together to protect those rights and improve rental housing conditions.
- Will engage tenants regarding long-term affordable housing options.

AMI LEVELS ASSISTED

- 1,200 people assisted with less than 30% AMI.
PISGAH LEGAL SERVICES
Homelessness Prevention and Housing Stability in Buncombe County

STAFF COMMENTS

• Funding will help stabilize housing and income for low-income families in the county, with an emphasis on reaching communities of color who were disproportionately affected by the pandemic
• Could be a cost-effective tool for preventing evictions and preserving affordable housing
APPLICATIONS ASSOCIATED WITH HOMELESSNESS THAT:
Are not associated with a specified goal

BUNCOMBE COUNTY HHS
Community Paramedic Project – Mobile Outreach Team

REQUEST: $1,144,000

<table>
<thead>
<tr>
<th>Units</th>
<th>Request Per Unit</th>
<th>$1,134,000 Administrative</th>
<th>$1.00 : $0.00 Leverage Ratio</th>
<th>&lt;30% AMI Target</th>
<th>Period of Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$1,134,000</td>
<td>$1.00 : $0.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SUMMARY HIGHLIGHTS

- Project will provide direct funding to staff and operate a Community Outreach Team dedicated to the overwhelming number of calls received for drug overdoses.
- This pilot team will strategically build synergistic, trusting relationships that enable them to provide medical care and case management to all communities and reduce the burden on the 911 system.

AMI LEVELS ASSISTED

- This project does not intend to provide housing to anyone, but it will serve some of the most vulnerable populations of the county that are likely < 30% AMI.
STAFF COMMENTS

- This proposal includes funding for 2 years. The annual ask is $572,000 with a total ask of $1,144,000 for 2 years
- Bulk of funding in this request is for operating costs because prior request to fund capital needs was already approved
- Presents opportunity to collect vital data, problem solve in the field, and implement stronger programs in the future using relationships and data built
BUNCOMBE COUNTY SHERIFF’S OFFICE
Detention Center Strategic Investment

REQUEST: $407,635

<table>
<thead>
<tr>
<th>Units</th>
<th>Request Per Unit</th>
<th>$407,635 Administrative</th>
<th>$1.00 : $0.00 Leverage Ratio</th>
<th>-</th>
<th>-</th>
</tr>
</thead>
</table>

SUMMARY HIGHLIGHTS

• Project would provide services and protective gear for detainees
• Structured to provide PPE, mental health tools, and additional equipment to keep facility clean and safe
• Includes vaccination incentives and educational software for detainees
AMI LEVELS ASSISTED

- This project does not intend to provide housing to anyone, but it will serve some of the most vulnerable populations of the county.
BUNCOMBE COUNTY SHERIFF’S OFFICE
Detention Center Strategic Investment

STAFF COMMENTS

- Proposal is a one-time investment that would allow all the detention center to have some flexibility of obtaining items they would not have otherwise budgeted for.
BUNCOMBE COUNTY SCHOOLS FOUNDATION  
Road to Resilience

SUMMARY HIGHLIGHTS
• Proposes to construct a “Student and Family Resource Center”, a one-stop community-based hub for McKinney-Vento, migrant, and underserved students and families
• Designed to improve access to integrated information, direct and referral services, and face-to-face contact with homeless coordinator
• Will include laundry services and showers, which will help decrease truancy in students
• Transportation will be provided as needed

AMI LEVELS ASSISTED
• This project does not intend to provide housing to anyone, but it will serve some of the most vulnerable populations of the county that are likely < 30 % AMI
BUNCOMBE COUNTY SCHOOLS FOUNDATION
Road to Resilience

PROJECT COST PERCENTAGES

COMPARISON OF FUNDING BY SOURCE PERCENTAGES

BUNCOMBE COUNTY SCHOOLS FOUNDATION
Road to Resilience

STAFF COMMENTS

- The McKinney-Vento and Foster Care Coordinator for BCS will also serve as the director of the center
- Will assist families with applications for housing, application assistance for public benefits, complete referrals for mental health and contact shelters for families when needed, provide food bags, clothing center for families to shop (no charge), hygiene and cleaning supplies, diapers/wipes, and connect families with local agencies as needed
SISTAS CARING 4 SISTAS
Infrastructure Support for Community Based Doulas
Supporting Homeless Families

REQUEST: $1,157,967

<table>
<thead>
<tr>
<th>Units</th>
<th>Request Per Unit</th>
<th>$1,157,967 Administrative</th>
<th>$1.00 : $1.80 Leverage Ratio COVID $ : Other $</th>
<th>AMI Target</th>
<th>Period of Affordability</th>
</tr>
</thead>
</table>

SUMMARY HIGHLIGHTS

- Offers direct doula services to women of color and supports families in achieving healthcare that is affordable, available, accessible, accommodating, and accepting
- Project would allow organization to sustain and expand services that increased during the pandemic
- Funding from this grant will provide opportunities to develop more robust data collection systems related to housing (in)security and other social determinants of health
AMI LEVELS ASSISTED

- This project does not intend to provide housing to anyone, but it will serve some of the most vulnerable populations of the county that are likely < 30 % AMI

SISTAS CARING 4 SISTAS
Infrastructure Support for Community Based Doulas
Supporting Homeless Families

PROJECT COST PERCENTAGES

COMPARISON OF FUNDING BY SOURCE PERCENTAGES
STAFF COMMENTS

- Project’s mission is to reduce adverse birth-related outcomes among individuals of color by providing doula services, advocacy, and education with a vision to eliminate the barriers contributing to birth-related inequities among individuals of color.
- This in turn can lead to reduced housing crises.

NEXT STEPS

<table>
<thead>
<tr>
<th>AHC Meeting Date</th>
<th>Discussion Topic / Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 19 Special Called</td>
<td>COVID Recovery Funding; Workforce Housing</td>
</tr>
</tbody>
</table>
ANNOUNCEMENTS

PUBLIC COMMENT

ADJOURN