

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: February 1, 2016

SUBJECT: 2016 HOME Grant Applications

PRESENTER: Amy Brantley, Assistant County Manager
Matt Champion, Planner

ATTACHMENTS: 1. Excerpts of Habitat for Humanity Application
2. Excerpts of Homeward Bound Homeless Coalition Application

SUMMARY OF REQUESTS:

Habitat for Humanity of Henderson County and Henderson County Homeward Bound Homeless Coalition are requesting application approval for HOME Investment Partnerships Program (HOME) funds. HOME funds are administered through the Asheville Regional Housing Consortium. All projects propose to serve County residents within a range of median household income. The median Henderson County household income in 2014 was \$53,482.

Habitat for Humanity of Henderson County is requesting \$135,800 in HOME funds in order to aid in the construction of 7 homes in phase four of the Dodd Meadows residential neighborhood off Crest Road. Habitat for Humanity plans to use the funds to pay for costs of footings and slab, HVAC, insulation, and flooring. Using the grant funds, Habitat for Humanity plans to provide affordable housing for families whose income is between 30% and 65% of the median income in Henderson County.

Homeward Bound Homeless Coalition requests \$50,000 in HOME funds to continue to provide short or medium term tenant based rental assistance to individuals of families experiencing homelessness. With these funds Henderson County Homeward Bound will assist 25 additional households move from homelessness to permanent housing.

These grants require no County matching funds. The Asheville Regional Housing Consortium requires approval by the Board of Commissioners as part of the application process. The complete applications were too lengthy to include in the agenda packet but are available upon request.

BOARD ACTION REQUESTED:

Planning Staff recommends approval of these HOME funding applications to the Asheville Regional Housing Consortium at their full amount.

Suggested Motion: I move that the Board approve the HOME applications for Homeward Bound and Henderson County Habitat for Humanity.

**CITY OF ASHEVILLE
ASHEVILLE REGIONAL HOUSING CONSORTIUM
CONSTRUCTION PROJECT APPLICATION
2016-2017**

This is an application for: **CDBG** **HOME**
(Check only one box)

SECTION I: APPLICANT INFORMATION

Full Legal Name of Applicant Agency: Henderson County Habitat for Humanity

Tax ID #: 561642263
9339

DUNS #: 82-485-

Name of Project: Dodd Meadows Phase 4 Construction

Contact Person: Warner Behley
Grants Coordinator

Title:

Telephone Number: **828-694-340ext:**
Wsbehley@aol.com

E-Mail:

Agency Address: 1111 Keith Street

City: Hendersonville **State:** NC **Zip:** 28792

Mailing address (If different than agency address):

Total Funds Requested: \$135800

Total Project Cost: \$490000

Applying For: **CDBG (Asheville only)**

HOME

Buncombe

Asheville

Henderson

Madison

Transylvania

CHDO Activity

CHDO Predevelopment Loan

By submittal of this application you acknowledge that to the best of your knowledge and belief, all data in this application are true and current and that this document has been duly authorized by the governing board of the applicant.

Name: _____ **Date:** / / _____

SECTION II PROJECT DESCRIPTION

II.A. Project Title: Dodd Meadows Phase 4 Construction

II.B. Project Location(s) (be as specific as possible): A portion of the 22 acre tract located in East Flat at the intersection of Crest Eoad and East Blie Ridge Road

II.C. Type of Activity (check one):

- | | |
|--|--|
| <input checked="" type="checkbox"/> New Construction for Homeownership | <input type="checkbox"/> Rental Housing Rehabilitation |
| <input type="checkbox"/> New Construction for Rental | <input type="checkbox"/> Owner Occupied Housing Rehabilitation |
| <input type="checkbox"/> Predevelopment Loan (HOME Only) | <input type="checkbox"/> Public Facility or Infrastructure (CDBG Only) |
| <input type="checkbox"/> Acquisition/Rehab/Sale | <input type="checkbox"/> Commercial Property Improvement (CDBG Only) |
| <input type="checkbox"/> Other (Specify) | |

II.D. Project Overview

1. What is your project? Please provide a short description of your project proposal, activity type, and who will be served. (600 characters)

Phase 4 construction covers 7 homes at Dodd Meadows. It will cover specific costs in the construction of these 7 homes. These homes will be built for families primarily in the 30-60% of the median income for the county. Habitat needs this grant to be able to maintain a building schedule of 10-12 homes per year for these needy families.

2. How do you specifically intend to use these grant funds for your program? What will they be used to pay for? (600 characters)

The grant will cover the following costs per home: (1) Slab and Footings, (2) HVAC, (3) Insulation, and (4) Flooring. These elements of construction cost \$19,400 per home and represent 28% of the total construction cost of these homes.

3. What is the purpose of your project? (400 characters)

To provide affordable housing for families whose income falls between 30 to 80% of the median income in the County. The majority of these families have an income below 60% of the median county income and are a single parent with children. Without Habitat support they could not dream of owning their own home. Importantly, the children will have the opportunity to grow up in a safe environment.

II.E. Project Justification

1. Which 2015-2016 Consolidated Plan priority does your proposed program meet? Describe how your program meets that priority. If it does not meet a priority, explain why it should be considered a priority for funding. (Click [here](#) for link to the plan, 1000 characters)

Affordable single family housing for those in the low and very-low income categories does not have the highest priority in the 2015 plan. We question whether a monthly rent for a 3 or 4 bedroom is truly "affordable" for those in the low income levels that Habitat targets.

Dodd Meadows homes will enjoy the following sustainable attributes.

A location close to schools and a community college.

Close to shopping and employment opportunities.

Dodd Meadows will have a community center, playground areas, garden plots and walking trails.

All homes will be energy efficient and qualify as an Energy Star 3.0 home and will be System Vision certified with a guaranteed average monthly heating/cooling cost of no more than \$31 per month and an estimated overall cost for all utilities of \$125 per month.

Because the monthly mortgage payment for a Habitat home is less than 30% of their monthly income (about \$340/month) Habitat knows that our homes will have great appeal to low income families

2. What local or regional need or market does the program address? (400 characters)

Habitat is the only builder constructing homes that families in the low income categories can afford. They never can qualify for a conventional mortgage. We even adjust the monthly housing cost so it doesn't exceed 30% of the HUD income standard. We are able to offer homes at this low cost because of the 1400 hours of volunteer labor in each home. The low down payment of \$1000 is a factor also.

3. Provide objective data- including information from reports, surveys, client records and other data sources- that documents your local or regional market and need. (1000 characters)

Habitat receives over 100 applications per year and this figure has remained constant for several years. It confirms the need for affordable housing for those families in the low income categories. The Henderson County Council has listed affordable/substandard housing as a top priority for the County and has appointed an action team to address the problems. The United Way and WCCA conducted a study of the needs of the county, and that study ranked affordable housing as the third most pressing problem after health issues and children's needs. Research clearly shows that homeownership in a safe environment also addresses some of the needs of children.

II.F Project Site Details

Henderson County Board of Commissioners

Asheville Consortium HOME Proposal from Henderson County Habitat for Humanity

Henderson County Habitat for Humanity is requesting Asheville Consortium HOME support in the amount of \$135,800 to cover the costs associated with installation of the footings and slab, HVAC, insulation, and flooring in seven homes in Phase 4 of Dodd Meadows. These elements of construction cost \$19,400 per home and represent 28% of the total construction cost of these homes.

Dodd Meadows is our newest community development designed to provide quality, affordable housing for low- and very low-income families of Henderson County. Low- and very low-income are defined as families who fall within 30% to 80% of the Area Median Income as adjusted for family size. Dodd Meadows is located in East Flat Rock at the corner of Crest Road and East Blue Ridge Road.

Our Habitat affiliate finances the homes we construct with 30 year 0% interest loans. Our commitment is to guarantee that a partner family's monthly housing costs, including principal payments, and escrows for homeowner insurance, property taxes, and Homeowners Association fees, do not exceed 30% of the family's gross monthly income. An award from the Asheville Consortium will help to keep our out-of-pocket costs down, thereby helping to ensure that every Habitat house in Dodd Meadows, Phase 4 is "affordable" as defined by Housing and Urban Development (HUD).

**CITY OF ASHEVILLE
ASHEVILLE REGIONAL HOUSING CONSORTIUM
NON- CONSTRUCTION PROJECT APPLICATION
2016-2017**

This is an application for: CDBG HOME
(Check only one box)

SECTION I: APPLICANT INFORMATION

Full Legal Name of Applicant Agency: Homeward Bound of Western North Carolina, Inc.

Tax ID #: 56-1568917

DUNS #: 929009306

Name of Project: Henderson County Rapid Re-housing Program

Contact Person: Brian K. Alexander

Title: Executive Director

Telephone Number: 828-258-1695ext:109

E-Mail: brian@homewardboundwnc.org

Agency Address: 218 Patton Avenue

City: Asheville **State:** NC **Zip:** 28801

Mailing address (If different than agency address): PO Box 1166; Asheville, NC 28802

Total Funds Requested: \$50,000

Total Project Cost: \$209015

Applying For: CDBG (Asheville only)

HOME

Buncombe

Asheville

Henderson

Madison

Transylvania

CHDO organizational capacity

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, and that you have retained a copy of this application.

Name: Brian K. Alexander
Authorized Signatory

Date: 1/15/2016

Section II Program Description

II.A Program Title: Henderson County Rapid Re-housing Program

II.B Program Location(s): (be as specific as possible): 526 7th Avenue East;
Hendersonville, NC 28793-0685

II.C Type of Activity (check one):

Public Services

Economic Development

Homeowner Assistance

Other (Specify)

Housing Services

Tenant-Based Rental Assistance

Microenterprise Development

CHDO Organizational Capacity

II.D Overview:

1. What is your project? Please provide a short description of your project proposal, activity type, and who will be served. (600 characters)

The Henderson County Rapid Re-housing program provides short- to medium-term (targeting 3 to 6 months, up to 24 months) financial assistance and housing stabilization case management services to help individuals and families experiencing literal homelessness be rapidly re-housed and stabilize. The case manager assists households in locating and procuring fair market, scattered-site housing and provides them with housing stabilization case management services to ensure they maintain their housing. This program targets homeless individuals and families referred through Coordinated Assessment.

2. How do you specifically intend to use these grant funds for your program? What will they be used to pay for? (600 characters)

The Henderson County Rapid Re-housing program will use HOME funds for tenant-based rental assistance, specifically for security and utility deposits, as well as rent and utility payments (past and current, as allowed) as needed to secure and maintain housing.

2. What is the purpose of your program? (400 characters)

In support of the Consortium's Consolidated Plan, Homeward Bound's Rapid Re-housing Program provides short- to medium-term financial assistance and housing stabilization case management services to end homelessness for individuals and families in Henderson County. Once in housing, clients work with a case manager to make substantive, lasting change in their lives to maintain their housing.

II. E Program Justification

1. Which 2015-2016 Consolidated Plan priority does your proposed program meet? Describe how your program meets that priority. If it does not meet a priority, explain why it should be considered a priority for funding. (Click [here](#) for link to the plan, 1000 characters)

Homeward Bound provides the Henderson County Rapid Re-housing Program to address the Priority Needs of "End Homelessness," "Special Needs Housing," and "Services that support affordable housing and jobs." In the 2015 - 2019 Consolidated Plan. Ending Homelessness, Special Needs Housing, and Services that support affordable housing and jobs are high level priorities for all areas of the Consortium. This program provides short- or medium-term (targeting 3 to 6 months, up to 24 months) tenant-based rental assistance and housing stabilization case management services to households who are homeless. This program ends homelessness for individuals and families by providing the best practice housing intervention of rapid re-housing to the most vulnerable households who qualify for the program based on a vulnerability assessment score.

2. What local or regional need or market does the program address? (400 characters)

The Henderson County Rapid Re-housing Program addresses the need for the community to continue to have rapid re-housing services in its continuum of homeless housing interventions. Rapid Re-housing is recognized by HUD as an evidence-based housing intervention especially effective at ending family homelessness and as a new strategy for housing those who are chronically homeless.

3. Provide objective data- including information from reports, surveys, client records and other data sources- that documents your local or regional market and need.(1000 characters)

The most recent Hendersonville/Henderson County Point-In-Time Count on January 28, 2015 found that 63 people are homeless on any given night. At the time of this application (1/15/2016), there are 8 households (6 individuals and 2 families) who have gone through the Coordinated Assessment System and are waiting for a slot in the Rapid Re-housing program in Henderson County.

4. Describe how your methods for providing services are based on current research and best practices. (1000 characters)

Homeward Bound considers the latest research provided by national organizations (National Alliance to End Homelessness, U.S. Department of Housing and Urban Development, and the U.S. Interagency Council on Homelessness) to design its programs. Clients are referred through an emerging best practice of Coordinated Assessment. Rapid Re-housing itself is now recognized as an evidence-based housing intervention. Homeward Bound's Rapid Re-housing program utilizes the Housing First best practice model when housing individuals and families experiencing homelessness. With Housing First, no requirement exists for clients to access mental health, substance use, or physical health treatment services prior to moving into housing. Instead, homeless individuals and families move into housing as quickly as possible and Homeward Bound provides supportive housing case management stabilization services to help them sustain their housing long term.

HOMeward BOUND

the keys to ending homelessness 

HENDERSON COUNTY HOMELESS COALITION

History

Since March 2012, Homeward Bound of Western North Carolina (HB) has facilitated the Henderson County Homeless Coalition which meets monthly at the Blue Ridge Health Center and consists of approximately 20 active local service providers. The Coalition is a Regional Committee of the Balance of State Continuum of Care, the state body that oversees the application process for U.S Department of Housing & Urban Development (HUD) funded homeless housing programs. The Coalition educates its members on available services, identifies gaps in services to specific populations, initiates workgroups to address those identified gaps, conducts a Point-In-Time count to understand who is experiencing homelessness in Hendersonville and Henderson County, approves applications for federal funding, and oversees the local Coordinated Assessment System to facilitate and streamline the assessment and referral of persons experiencing homelessness to the most appropriate programs (shelter and housing) to best meet their needs.

In October 2012, Hendersonville and Henderson County, through Homeward Bound, received its first federal grant totaling \$48,430 for a 1 year Rapid Rehousing program through the Emergency Solutions Grant process. Since that time with continued support from the Emergency Solutions Grant, HOME funding through the City of Hendersonville and Henderson County, and United Way of Henderson County, HB has provided rapid rehousing for 210 individuals including 49 families in Hendersonville and Henderson County with a 95% housing retention rate.

HB is grateful for the opportunity to provide these evidence-based programs of Rapid Rehousing and Permanent Supportive Housing that end homelessness for individuals and families in the local community through housing and case management support.

Homeward Bound's Housing Programs

Homeward Bound's Rapid Rehousing and Permanent Supportive Housing Programs continue to work with local service providers such as Mainstay Domestic Violence Shelter, Hendersonville Rescue Mission, and Henderson County Public Schools HELP program to identify individuals and families experiencing homelessness in need of permanent housing. Starting February 2015, HB worked within the local Coordinated Assessment System, accepting referrals of individuals and families who have been assessed as the most vulnerable people experiencing homelessness in the community and in need of housing assistance. Upon referral, HB case managers assist households to locate and procure fair-market, scattered-site housing and provide them case management services in their homes to ensure they maintain their housing long-term. In the Rapid Rehousing program, Homeward Bound provides short- and medium-term tenant-based rental assistance with housing case management (1-24 months). In the Permanent Supportive Housing program, Homeward Bound provides long-term tenant based rental assistance with intensive housing case management until program participants can sustain their own housing.

Request

Homeward Bound of WNC requests continued support from Henderson County for this housing work. We request \$50,000 in HOME funds from Henderson County (along with \$25,000 from the City of Hendersonville) through the regional HOME Consortium. Homeward Bound will pair the tenant-based rental assistance with case management services (funded from other sources) to help newly housed clients remain in permanent housing long-term. With \$75,000 in HOME funding, Homeward Bound will move 25 households from homelessness to permanent housing.

Please contact Brian K. Alexander, Homeward Bound's Executive Director, with any questions at brian@homewardboundwnc.org or (828)258-1695 ext. 109.