

FY 25 AHSP Application Staff Summary: ARC of Buncombe County: Tennant Based Rental Assistance

15 Households Served	\$1,667 AHSP Request Per Household	\$1.00:\$1.52 Leverage Ratio AHSP \$: Other Non-County \$	≤80% AMI Target	12.0% % Admin Cost
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Project Description: The ARC of Buncombe County (The ARC) submitted a **Tenant Based Rental Assistance Program** application requesting grant funds in the amount of **\$25,000** to support tenant-based rental assistance (TBRA) for income eligible households with individuals who have intellectual or developmental disabilities.

AHSP Goal: Preserve the supply of Naturally Occurring Affordable Housing (NOAH)

Summary: The ARC's request (\$25,000) is intended to provide TBRA and case management services for income eligible residents with intellectual and developmental disabilities (I/DD). The request will assist 15 households with income ≤80% AMI across Buncombe County (three (3) households at 51%-80% AMI, six (6) households at 31%-50% AMI, and six (6) households at ≤30% AMI). The request will support an overall project budget of \$63,000 (to assist 37 households). There is \$25,000 from fundraising events and donations, as well as \$13,000 from the Helen Powers fund included in the overall project budget.

The TBRA funds will help provide the ARC's clients with rental deposits, utility assistance, moving expenses, and additional rental assistance as needed.

The ARC currently has eight (8) households on its TBRA waiting list. The ARC anticipates five (5) to (7) people will be on its waiting list by June 30, 2025. The ARC triages its waiting list and assists individuals based first on health and safety needs. All clients receive person-centered support that fits their individualized needs (including, but not limited to, budget classes through WNC OnTrack, support for clothing, support for household items and often counseling). The ARC has a practice of contacting clients after any assistance until the client and results of assistance are in place. One support typical to ARC is to locate community support (churches, neighbors, etc.) that can check-in on the clients and communicate issues to ARC.

Finance Department Assessment of Audits and Financial Position: The ARC has not provided an audit. The ARC's 2022 form 990 show a reasonably healthy financial position.

Recommendation: Community Development Division staff reviewed the project, confirm it adheres to the requirements of the FY25 AHSP, and confirm it appears eligible for funding. The project appears ready for implementation July 1, 2024. Consideration of full award is recommended given the ability to create immediate impact to Buncombe County households.

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all guidelines of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
Income qualified general populous eligible for the program		N
Individuals who are age 55 or older		Y
Individuals with a disability		Y
Individuals who are hard to house		Y
Individuals who are homeless or at risk of homelessness		Y
Individuals who are BIPOC		Y
Individuals who are justice involved		N
Individuals who have vouchers		N
Project Expenses		
Complete		Y
Reasonable		Y
Project Uses		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Team		
Relevant experience and qualifications to complete the project		Y
Project History		
Indicates success in completing projects in the program category		Y
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		N
Shows a healthy financial position		Y
Is a non-profit applicant		Y