

FY 24 AHSP Application Staff Summary: Eblen: Tenant Based Rental Assistance

186 Households Served	\$1,075.27 AHSP Request Per Household	\$1.00 : \$0.00 Leverage Ratio AHSP \$: Other Non-County \$	<80% AMI Target	5% % Admin Cost
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Project Description: Eblen Charities (Eblen) has submitted a **Tenant Based Rental Assistance** application requesting grant funds in the amount of **\$200,000** to support tenant based rental assistance (TBRA) for income eligible individuals and families across Buncombe County.

AHSP Goal: Support activities that achieve functional zero Homelessness

Summary: Eblen’s request (\$200,000) is intended to provide TBRA and case management services for income eligible residents (with special consideration given to older adults (65+), families that have been identified as McKinney-Vento, and families that are facing potential homelessness). The request will support 186 households with income <80% AMI across Buncombe County. The request will support an overall project budget of \$883,000 (to assist 1,108 households). Two other County sources have been included to complete the remaining \$683,000 listed in the budget, specifically \$395,500 in Emergency Assistance funding from Buncombe County Health and Human Services and \$287,500 in Coronavirus Local Fiscal Recovery Funds from Buncombe County Strategic Partnerships. The project, as presented, does not identify any non-county funds, but Eblen staff have clarified that private donations may also support the project, although the amount varies from year to year.

Eblen’s TBRA program will assist qualified residents through providing funds for security deposits, utility deposits, initial rent payments, or back rent to mitigate homelessness and sub-standard living conditions.

Eblen’s TBRA program currently does not operate with a waiting list. Eblen receives 30 to 40 applications a month for TBRA. Eblen triages cases based on need, taking quick action if eviction papers have been served or if shut-off notices are given. Intake workers ensure applicants have an income or resources available to maintain the household at the time of application via income verification. Referrals to other agencies that aid residents are provided to applicants.

Finance Department Assessment of Audits and Financial Position: Eblen provided an audit for the year ended December 31, 2021. FY 22 audits are preferred, but since Eblen’s FY ends in December this is to be expected. As of December 31, 2021, Eblen’s financial statements reflected a reasonably healthy financial position.

Recommendation: Community Development Division staff reviewed the project, confirm it adheres to the requirements of the FY24 AHSP, and confirm it appears eligible for funding. The project appears ready for implementation July 1, 2023. Consideration of full award is recommended given the ability to create immediate impact to Buncombe County households and to support Housing Choice Vouchers.

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		Y
Individuals who are age 55 or older		Y
Individuals with a disability		Y
Individuals who are hard to house		N
Individuals who are homeless		Y
Individuals who are BIPOC		Y
Individuals who are justice involved		N
Individuals who have vouchers		Y
Project Expenses		
Complete		Y
Reasonable		Y
Project Uses		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		N
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		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y