

FY 24 AHSP Application Staff Summary: Helpmate Emergency Shelter Construction Grant

27 Units to Be Constructed	\$25,000 AHSP Request Per Unit	\$1.00 : \$10.85 Leverage Ratio AHSP \$: Other Non-County \$	≤50% Effective AMI Served	100 yrs Period of Affordability
\$370,370 Average Cost Per Unit		\$332.55 Average Cost per Unit Square Foot		1, 2, 3 Beds per Unit

Project Description: Helpmate, Inc. submitted a **Construction Grant** application requesting **\$675,000** to construct an Emergency Shelter for Domestic Violence Survivors.

AHSP Goal: Support activities that achieve functional zero Homelessness

Summary: The request (\$675,000) is intended to support the \$11,000,000 Emergency Shelter for Domestic Violence Survivors construction project. The project includes 27 units of non-congregate shelter (16 single-occupancy, 6 double-occupancy and 5 triple-occupancy rooms) with a total of 43 shelter beds dedicated to households experiencing homelessness due to domestic violence. The facility will have a pandemic-responsive layout with different communal areas, full kitchens, dining area, children’s play areas, and counseling and case management offices.

The applicant historical data indicate 98% of households served are at ≤50% AMI. Although the program documents income as part of the full intake process, households fleeing domestic violence are not excluded from shelter or services based on income.

The site is currently owned by the applicant. The project is expected to break ground September 2023 and be put into service January 2025. The exact location of the project is not included in this report due to safety concerns for persons who are homeless due to domestic violence. Facility construction is not the applicant’s primary work, but the applicant appears to have recruited the professional and community support necessary to accomplish the project.

Capital Stack: The capital stack includes:

Committed:

- \$3,000,000 grant from Dogwood Health Trust
- \$2,000,000 grant from Buncombe County ARPA-FRF
- \$2,000,000 grant from City of Asheville ARPA
- \$82,067 grant from the NC Human Trafficking Commission Shelter Fund

Requested:

- \$1,200,000 from NCHFA Supportive Housing Development Program (30 year loan at 0% interest)
- \$1,042,932 from Capital Campaign
- \$675,000 grant from Buncombe County AHSP
- \$750,000 grant from Federal Home Loan Bank of Atlanta
- \$500,000 from the Leon Levine Foundation

Deferred Developer Fee:

- Not applicable

The budget includes \$1,000,000 of project costs labeled as “reserve for ongoing operations” (costs of additional shelter staff associated with increased sheltered individuals). Expenses for operating beyond initial costs necessary to bridge the gap between construction completion and occupancy are atypical in a capital stack. These costs would not be reimbursable from the AHSP grant and other sources in the capital stack would need to be applied to this budget line item.

The original capital stack included a request of \$500,000 in HOME-ARP funds from the Asheville Regional Housing Consortium (ARHC). The ARHC has since approved an allocation plan to use funds for rental construction and supportive services. HOME-ARP will not be available to construct non-congregate shelter. Instead, the applicant applied for a \$750,000 grant from the Affordable Housing Program with the Federal Home Loan Bank of Atlanta.

Requested Exceptions to Program Guidelines: None

County Funding Source Options: General Fund, AHSP Program Income or ARPA-FRF

Finance Department Assessment of Audits and Financial Position: The applicant provided a timely audit free of qualifications and findings. As of June 30, 2022, the applicant’s financials show a reasonably healthy financial position.

Review and Recommendations:

Community Development Division staff reviewed the project based on the AHSP guidelines.

Program Requirements: The project appears to meet program requirements.

Review of Assumptions: Assumptions made in the proforma include a 30-year permanent loan from the NCHFA Supportive Housing Development Program with an interest rate of 0%. This program is designed to support developments serving populations of homeless or non-homeless households with special needs, specifically including survivors of domestic violence.

Affordable Housing Committee Consideration: The Affordable Housing Committee may recommend a construction grant up to \$675,000. The Affordable Housing Committee may also recommend an increase in ARPA-FRF grant funds as a response to the construction grant application. Any additional grant funds awarded would effectively expedite the project by reducing Capital Campaign fundraising needs but may not be necessary for project viability.

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		
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		Y
Individuals who are homeless		Y
Individuals who are BIPOC		Y
Individuals who are justice involved		Y
Individuals who have vouchers		Y
Project Expenses		
Complete		Y
Reasonable		Y
Project Sources		
Complete		N
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		Y
Project History		
Indicates success in completing projects in the program category		N
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

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CONSTRUCTION PROJECT ADDITIONAL SUMMARY INFO	Y/N
Project	
Preserves long-term affordability beyond the loan term	Y
Emphasizes quality design and construction	Y
Participates in an energy efficiency program	Y
Contains mixed unit types (affordable, workforce, market)	N
Contains mixed unit types (multifamily and single family)	N
Contains mixed unit types (units with varied number of bedroom (1,2,3+))	Y
Is geographically separated from other affordable housing projects	N
Is coordinated with employment, services, and existing infrastructure	Y
Is located within 3/4 miles of a public transportation route	Y