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Riverview Housing Coalition



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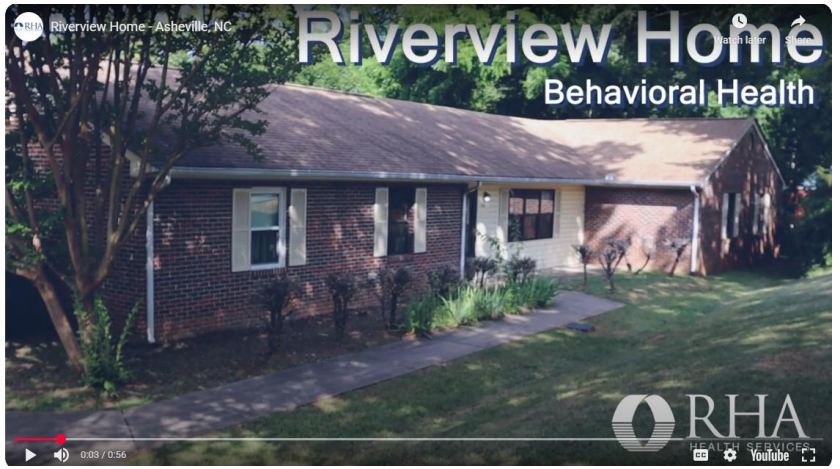
NCDHHS LTCO
VAYAHEALTH
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Hidden in plain sight in across Buncombe County…

13 Small Businesses Operate 46 Adult Residential Living Facilities

- *Licensed as home to 387 residents (non-IDD)*
- *Many living in recovery with chronic mental health conditions**
- *Providing the highest quality of life, safety & stability, and for those able; a place from which to rebuild their independent lives…*





*Census make-up despite license category

Last year, NC Health Agencies were bracing for the impact of OB3 (the One Big Beautiful Bill)



In anticipation, NC announced

Pre-emptive Cuts to NC-Medicaid

- *8% Cuts in Housing Reimbursements*
- *8% Cuts in Personal Care Services*
- *3% Cuts in Transportation*

Even though cuts were reversed, **revenue turmoil and cost inflation is affecting facility viability…**

Our 13 Small Businesses are struggling with increasing expenses…

Reduced Revenue
+
Cost Inflation
=
Eroding Economics

- ***Staffing: +16-20% (since Covid)***
- ***Utilities/Internet:***
  - Duke +14.6%
  - Enbridge +12.4%
  - Spectrum +5-8%
- ***Transportation & Insurance***
  - Auto +5%
  - Property/Casualty + 7.5%
- ***Food & Snacks 3+%***

<u>Cuts & Cost increases are threatening operator viability</u> and thereby housing security for vulnerable County residents…

Citing Financial Losses

Riverview Group Home announce its closure Jan 1

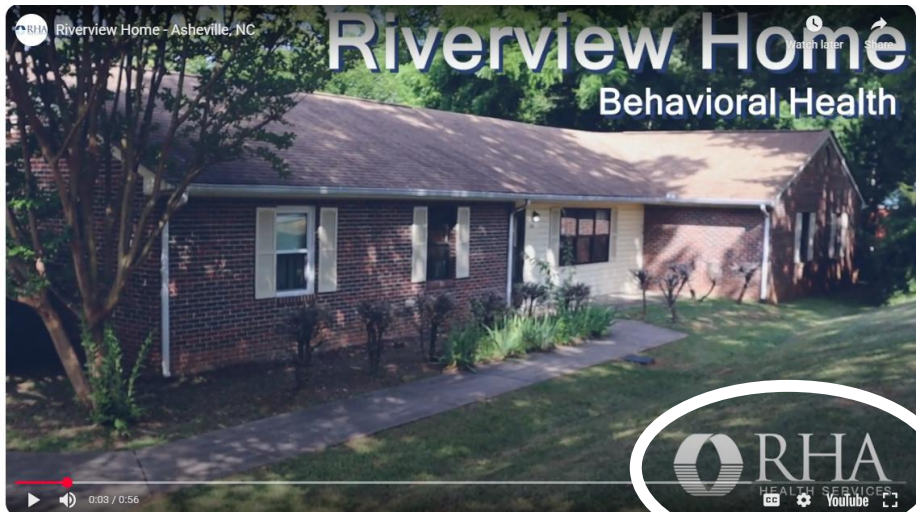
- **Buncombe County's *only 5600A* Transitional Living Facility***

A Unique West Asheville Resource

for adults in sustained recovery completing the final leg of their journey to resume living independently…

Riverview is so good, they produced a pitch video…

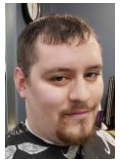
https://www.youtube.com/watch?v=rew_BHeljq8



RHA: One of NC's largest operators, not an independent

With Riverview Group Home's Closing

- **Six (6) housing spaces will be lost…**

including my son's 

*Closest 5600A home are in Cherokee & Rutherfordton



Riverview closing is the tip of the iceberg…

Now…

Other Small Housing Businesses are sounding alarms:

- ***Warning of necessary evictions, property consolidations and/or closings in 2026…***

NC Law Requires Only

30-Day notice of Closures or Evictions…



So, Regulatory Agencies Must Wait

- **For *Official Notice* to act on evictions, closings and consolidations…**

*Census despite license category



If facilities close, re-housing options in Buncombe County are very limited in today's Operator environment

- **Vaya's Housing team struggled to find a new Riverview Operator: The transition will require *+5 months* (on top of 60-day notice)**
- **Care Management struggled to find placements for just the three remaining Riverview residents who faced diminished options…**

Limited Options

- ***No NC Budget means no subsidized TCL Program apartments available***
- ***Operators stiving to improve their revenue mix are reducing beds for low-paying Medicaid residents, particularly in non-HUD facilities…***

*Census despite license category

The approaching "trainwreck"



- ***Loss of existing housing in an underserved marketplace***
- ***Risk of increased homelessness***
- ***Added Health System Utilization expense***
- ***Diminished stability & security for residents, families & support networks***

And, failure risk for 13 Small Businesses

One Community Effort

The Riverview Housing Coalition

New

A 501c3 NAMI-sponsored Housing Support Program to:

1. **Keep Riverview Group Home Open**
   - Secured a 150-Day closing-extension
   - Enrolled a new Operator (Waynesville)
2. **Create a Small Business Support Model**
   - To Facilitate access to grant funds and business support programs to aid Facility Operators' eroding economics

Stakeholders: Who's in the room so far seeking a solution…

1. Health Partners

- Addressing the impact of Medicaid Cuts

VAYAHEALTH

FOR

NCDHHS LTCO

RHA HEALTH SERVICES

NAMI Western Carolina
National Alliance on Mental Illness

NEXT

2. Financial Partners

- Promoting Small Businesses Viability

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OPTIMIST VENTURES

BUNCOMBE COUNTY GOVERNMENT
NORTH CAROLINA

And soon…

dogwood health trust

THE COMMUNITY FOUNDATION of WESTERN NORTH CAROLINA

CITY OF ASHEVILLE NORTH CAROLINA

IMPACT WNC FUND

To fund the community solution to protect housing…

IN HAND ▶ **$5000 Seed Award**

Mtn BizWks Grant Funds will enable us to:

- Organize the Coalition entity and operations
- Complete the Financial Accounting Proforma to validate Operators' eroding economics/$ Need
- Enroll partners like *Working Wheels* for vehicles



▶ **$250,000 Goal**

Next, pursue Small Business & Grant funds to:

- Develop and pilot the Small Business Incentive Program
- Administer AVL Viability Grants for the Small Biz Operators
- Reimburse Nami-WNC for fiscal sponsorship (*Riverview Housing Coalition 501c3/501c6 Entity)*
- Test and expand a sustainable community-wide solution…

***NEXT*: Connect the…**

Health and Financial Partners eager to join us on a solution!



Contact:

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Working together to find a solution!