FY 27 AHSP Application Staff Summary: ARC of Buncombe County: Opening Doors to Stability - TBRA

20	$2,250	$1.00:$1.22	≤80%	11%
Households Served	AHSP Request Per Household	Leverage Ratio AHSP $: Other Non-County $	AMI Target	% Admin Cost

Project Description: The ARC of Buncombe County (The ARC) submitted a **Tenant Based Rental Assistance** application requesting grant funds in the amount of **$45,000** to support tenant-based rental assistance (TBRA) for income eligible households with individuals who have intellectual or developmental disabilities across Buncombe County.

AHSP Goal: Support activities that achieve functional zero Homelessness

Summary: The ARC's request ($45,000) is intended to provide TBRA and case management services for income eligible residents with intellectual and developmental disabilities (I/DD). The request will assist 20 households with income ≤80% AMI across Buncombe County (five (5) ≤60% AMI, and 15 households at ≤30% AMI). The request includes a $5,000 administrative set aside in its budget to support personnel costs, overhead costs, and costs for required materials. The request will support an overall project budget of $100,000 (to assist 50 households). The ARC's project budget includes $55,000 from the City of Asheville's Home Investment Partnerships Program.

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

All clients receive person-centered support that fits their individualized needs. This includes, but is 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 given to ensure the intended support is fully implemented and effective. One support typical to the ARC is to locate community supports near the client (churches, neighbors, etc.) that can check-in on the clients and communicate issues to ARC.

The ARC currently has 25 households on its TBRA waiting list. By June 30, 2026, it is anticipated that an additional 40 households will apply for TBRA and may be added to the waiting list. The ARC triages its waiting list and assists individuals based first on health and safety needs, prioritizing evictions and utility shut-offs.

Finance Department Assessment of Audits and Financial Position: Arc of Buncombe County provided a timely audit free of qualifications and findings. As of June 30, 2023, Arc of Buncombe County's financials show a reasonably healthy financial position.

Recommendation: Community Development Division staff reviewed the project, confirm it adheres to the requirements of the FY27 AHSP, and confirm it appears eligible for funding. The project appears ready for implementation July 1, 2026. Consideration of a partial or full award is recommended.

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
Aims to impact at least one Social Determinate of Health	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	Y
Individuals who have vouchers	Y
Individuals who have been affected by Helene	Y
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	Y
Shows a healthy financial position	Y
Is a non-profit applicant	Y