FY 27 AHSP Application Staff Summary: Eblen: Tenant Based Rental Assistance

400	$1,500	$1.00 : $5.00	≤80%	5%
Households Served	AHSP Request Per Household	Leverage Ratio AHSP $: Other Non-County $	AMI Target	% Admin Cost

Project Description: Eblen Charities (Eblen) has submitted a **Tenant Based Rental Assistance** application requesting grant funds in the amount of **$600,000** 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 ($600,000) is intended to provide TBRA and case management for income eligible residents (with special consideration given to adults (60+ and disabled), families that have been identified as McKinney-Vento, and families with approved HUD vouchers). The request will support 400 households with income ≤80% AMI across Buncombe County (64 households at 51%-80% AMI, 108 31%-50% AMI, and 228 households at ≤30% AMI). The request will support an overall project budget of $3,600,000 (to assist 2,400 households). The budget includes $900,000 in fundraising, and $160,000 in other local grants.

Eblen'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.

After assistance is provided to a household, an Eblen employee will contact 10% of the households assisted in the month prior to retrieve responses for a follow-up questionnaire. No other follow-up services were detailed by the applicant.

Eblen's TBRA program does not operate with a waiting list. Eblen manages household assistance through an appointment system, which books approximately 200 clients per month. If a household is facing eviction or utility disconnection while appointments are booked out, households are encouraged to complete a walk-in packet and submit it in-person at Eblen's offices. Once submitted staff will contact these households to fill in canceled or vacant appointments. Eblen receives approximately 115 walk-in clients a month. By June 30, 2026, it is anticipated that an additional 1,200 households will apply for TBRA and may be seen by Eblen.

Finance Department Assessment of Audits and Financial Position: Eblen Charities provided a timely audit free of qualifications and findings. As of December 31, 2023, Eblen Charities' financials show a reasonably healthy financial position.

Recommendation: Community Development Division staff reviewed the project, confirmed it adheres to the requirements of the FY27 AHSP, and confirmed it appears eligible for funding. The proposed 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	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 or at risk of homelessness	Y
Individuals who are BIPOC	Y
Individuals who are justice involved	N
Individuals who have vouchers	Y
Individuals who have been affected by Helene.	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	Y
Shows a healthy financial position	Y
Is a non-profit applicant	Y