FY 27 AHSP Application Staff Summary: Salvation Army: Tenant Stability Program

100	$1,500	$1.00 :$0.33	≤80%	0%
Households Served	AHSP Request Per Household	Leverage Ratio AHSP $: Other Non-County $	AMI Target	% Admin Cost

Project Description: The Salvation Army, Asheville (Salvation Army) has submitted a **Tenant Based Rental Assistance** application requesting grant funds in the amount of **$150,000** 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: Salvation Army's request ($150,000) is intended to provide TBRA and case management services for income eligible households. The request will support 100 households with income ≤80% AMI across Buncombe County. The applicant stated the AMI targets are undetermined at this time. The request will support an overall project budget of $200,0000 (to assist 134 households). Salvation Army's project budget includes $50,000 from the organization's donation and fundraising events.

Salvation Army's TBRA program will assist income eligible households through providing funds for security and utility deposits, utility arrears, initial rent payments, or back rent to mitigate homelessness and sub-standard living conditions.

For assistance provided to individuals experiencing homelessness housing navigation services are provided in collaboration with the City of Asheville's REST team. Additional case management services are also provided to individuals experiencing homelessness, which include basic life skills, employment assistance, healthcare access and economic assistance services. All clients served will have continued access to case managers for resource referral and to solve problems as they arise.

Salvation Army's TBRA program does not operate with a waiting list currently. Once the program begins clients will be placed on a first come, first served waiting list. Clients facing documented eviction, utility disconnection, or housing instability issues will be triaged to the top of the list. The applicant cannot indicate how many homes will be added to the waitlist by June 30, 2026 at this time.

Finance Department Assessment of Audits and Financial Position: Salvation Army, Asheville provided a timely audit free of qualifications and findings. As of September 30, 2024, Salvation Army, Asheville'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 proposed project appears ready for implementation July 1, 2026. Consideration of 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	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