

BeLoved Villages—Deeply Affordable Homes with Equity, Sustainability, & Workforce Development

RFP for Coronavirus State and Local Fiscal Recovery Funds

BeLoved Asheville

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Application Form

Question Group

Buncombe County requests proposals for projects to help the community recover from and respond to COVID-19 and its negative economic impacts.

Buncombe County has been awarded \$50,733,290 in Coronavirus State and Local Fiscal Recovery Funds (Recovery Funding), as part of the American Rescue Plan Act. To date, Buncombe County has awarded projects totaling \$23,093,499, leaving a balance of \$27,639,791 available to award.

Visit <http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding><http://www.buncombecounty.org/recoveryfunding> for details.

This infusion of federal resources is intended to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery.

Buncombe County is committed to investing these funds in projects that:

- Align to county strategic plan and community priorities
- Support equitable outcomes for most impacted populations
- Leverage and align with other governmental funding sources
- Make best use of this one-time infusion of resources
- Have a lasting impact

Proposals shall be submitted in accordance with the terms and conditions of this RFP and any addenda issued hereto.

[Click here for the full terms and conditions of the RFP](#)

Organization Type*

Nonprofit

Nonprofit documentation

If nonprofit, attach IRS Determination Letter or other proof of nonprofit status.

BeLoved Asheville 501c3 .pdf

Name of Project.*

BeLoved Villages–Deeply Affordable Homes with Equity, Sustainability, & Workforce Development

New/Updated Proposal*

Is this a new project proposal or an updated version of a proposal submitted during the earlier (July 2021) Recovery Funding RFP?

New project proposal

Amount of Funds Requested*

\$1,600,000.00

Category*

Please select one:

- Affordable Housing
- Aging/Older Adults
- Business Support/Economic Development
- Environmental/Climate
- Homelessness
- K-12 Education
- Infrastructure and/or Broadband
- Mental Health/Substance Use
- NC Pre-K Expansion
- Workforce

Affordable Housing

Brief Project Description*

Provide a short summary of your proposed project.

BeLoved Asheville is building deeply affordable, sustainable, & equitable homes rooted in community. The BeLoved Villages project is an innovative and cost effective solution to the housing crisis created by impacted people where social connections and equity lead to better health, more opportunities, and long-term stability. These are permanent homes, for people at 30 percent Area Median Income, and are deeply affordable in perpetuity, are 440-640 square foot units with full kitchens, full bathrooms, washer/dryer, and come fully furnished. Residents will earn equity. Funds will 1) complete the pilot micro home village of 12 homes (both 1 and 2 bedroom units) in East Asheville. 2) Do workforce development in the construction and other related trades. 3) Mitigate climate change via a Sustainability Action Plan. 4) Create a Replication Action Plan and toolkit. 4) Launch replication building a second Village in Buncombe County.

Project Plan*

Explain how the project will be structured and implemented, including timeframe.

Under this project, we will complete our pilot village of deeply affordable micro homes and then pivot toward replication creating a replication action plan, a replication toolkit, and undertaking a second larger village of homes. Funds would support the final stage of completing the pilot village, site work for the second village, replication action planning and toolkit ,and building homes to complete the second village to be matched by funds raised from the community including individuals, community groups, local businesses, foundations, as well as in kind donations of professional services and building materials. Finally, throughout, we will be doing workforce development, training community members for trades in the construction and related industries. We know these jobs pay living wages or above, are abundant, and track to long-term careers. The project is already underway.

Project Timeline:

- *Model home in the pilot village completed 2021
- *Grading for the pilot village completed at the end of 2021
- *Sewer utilities installation is currently taking place (April, 2022) after neighbors granted a sewer easement to the project
- *After utility installation, we are prepped and ready to begin vertical construction in late spring/early summer
- *Construction of 11 homes in the first village beginning spring 2022 to be completed by years end
- *Workforce development trainings held beginning in early 2022 and regularly throughout project timeline
- *Certificate of Occupancy and residents move into the first village by year end 2022
- *Replication action plan designed creation of a replication toolkit 3rd quarter 2022
- *Replication launched in the Fall 2022 for a second village–land acquired, site planning underway
- *Site work begins Spring 2023
- *Vertical construction begins Summer, 2023
- *Certificate of Occupancy and Resident move in Spring 2024
- *Results-Based Accountability methods used throughout to evaluate the project and document results.

We now have an unlimited General Contractors license in the State of North Carolina and a general contractor and project manager on staff with decades of experience in projects including building schools.

Statement of Need*

Describe the need that this project will address. Include data to demonstrate the need, and cite the source of the data.

Asheville and Buncombe County have long been in a housing crisis which is now exacerbated by the pandemic and other pressures on the housing market. According to Apartment List, that regularly tracks housing costs, "Looking throughout the state, Asheville is the most expensive of all North Carolina's major cities, with a median two-bedroom rent of \$1,771. Of the 10 largest North Carolina cities that we have data for, all have seen rents rise year-over-year, with Asheville experiencing the fastest growth — up 25.2%" (as reported by John Boyle in the Asheville Citizen Times, January 31, 2022). According to the NC Housing Coalition in their 2021 Housing Need in Buncombe County Report, 48% of renters and 20% of homeowners have difficulty affording their homes. And there is a long vein that runs through housing called racism. Housing policies over generations and to the present have impacted African Americans including redlining, housing discrimination, urban renewal, and gentrification. This cannot be stated enough. These have been documented broadly and here locally through projects like the State of Black Asheville and chronicled by photographers Andrea Clarke and Isaiah Rice and brought to light by community members like Prisilla Ndiaye. Housing inequity, discrimination, and housing insecurity have been faced by people of color and low wealth people historically and currently. There are 140 million poor and low wealth people in this country. People of low wealth here are struggling to afford a home in the community where they live and work. We have had years of underinvestment in affordable housing at the national level including the slashing of the HUD budget in the early 1980s. The minimum wage has not been raised in a dozen years and wages have not

kept up with the cost of housing. This is a huge issue for workers here who face the highest rents in the state in the second most gentrified city in the nation. New solutions are urgently needed.

Link to COVID-19*

Identify a health or economic harm resulting from or exacerbated by the public health emergency, describe the nature and extent of that harm, and explain how the use of this funding would address such harm.

The COVID-19 pandemic has been devastating especially to communities of color, essential workers, and people of low wealth. BeLoved has been on the ground since the beginning of the pandemic. We have seen suffering in our community in epic proportions. We will never forget how our community turned into a ghost town in March, 2020 and how the only people we saw were those without homes. We saw many who fell ill and many who died leaving children and spouses behind with no income. We went into whole neighborhoods where people had lost jobs and were struggling to put food on the table and keep a roof over their heads. We have seen housing become extremely unaffordable putting the housing crisis here on hyper-drive. Currently, we receive calls daily from people who are losing their housing, people on the streets who are cold and scared, families of sometimes 5 and 6 people living in their minivan or other type vehicle in parking lots. We see gentrification happening rapidly and too many in our African American and Latinx community are denied the ability to build wealth because they cannot access systems that allow them to build home equity. The pandemic has compounded the impacts of systemic racism, has made people even more vulnerable to housing insecurity, has left people living on the streets with little to no resources, has left our elders in deeply precarious position, has had workers named essential experience despair because they make too little to afford housing here. The cost of housing, already too high, saw rents rise 25% in one year during the pandemic. The pandemic clearly deepened racial inequities, housing insecurity, poverty, food insecurity, widened the opportunity and achievement gaps. This project addresses this harm by building communities of deeply and permanently affordable homes in perpetuity. It looks to create a replicable model solution to the housing crisis here and to add much needed options of affordable housing with equity.

Population Served*

Define the population to be served by this project, including volume and demographic characteristics of those served.

This project serves many different populations living through the housing crisis and those seeking access to living wage jobs and opportunities to build wealth including Black Indigenous, People of Color (who make up 16.7% of Buncombe County's population) who are steadily being gentrified out of the community and have faced years of discriminatory housing policies, elders on fixed incomes (20% of Buncombe County residents are 65 years and older), workers whose wages are not adequate to meet the cost of housing, people who are homeless (500-600 people at any given time and on average 700 children), people with disabilities on fixed incomes, families struggling to make ends meet especially single parents who are working to provide for their children with one income (11.5% of persons in Buncombe County live below the poverty line, 16% of children live in poverty and 9% of elders live in poverty according to censusreporter.org). These populations were among those considered most at-risk of COVID-19 and those most often experiencing its impacts including the loss of housing or pressures from the rapid increase in the cost of housing. The project seeks to serve 48-60 community members directly through providing homes in two micro home villages. It also seeks to have more broad impact through creating a replicable model to continue building a holistic solution to the gaps we see in current affordable housing options. It provides deeply affordable housing focused on those who struggle to find affordable housing in our community. It creates housing in a village model meant to create a supportive atmosphere where neighbors help neighbors. It creates homes that are sustainable addressing the second largest cost in a person's monthly budget--utilities and the climate crisis. And finally, it produces equity for village residents giving people the ability to mitigate crises, lift themselves out of poverty, the ability to access opportunities, and to thrive.

Results*

Describe the proposed impact of the project. List at least 3 performance measures that will be tracked and reported. If possible, include baselines and goals for each performance measure.

Proposed Short-term Impacts

- *Complete the first pilot village of deeply affordable homes
- *Open the doors of home to 48-60 community members via two micro home villages
- *100-150 people obtain new skills and/or connections to living wage job opportunities via workforce development trainings and coaching

Proposed Long-term Impacts

- *A new solution is added to the toolbox of approaches to the affordable housing crisis. Expansion of this micro villages model through replication, creating a replication action plan and replication toolkit
- *A second larger Village is launched and completed.
- *This sustainable housing model helps mitigate the climate crisis and also impacts affordability as residents see lower utility bills (the second largest bill in the average person's monthly budget). Measurable results on the impacts of our sustainability efforts equate to helping to mitigate this crisis. Our Sustainability Action plan was created in partnership with UNC Asheville's McCullough Fellowship in Sustainability.
- *Residents are lifted out of poverty by being able to build wealth through equity. Documented results for residents achieving self sufficiency, moving forward in their lives to grasp new opportunities, and make significant contributions to our greater community.
- *The project creates a model for bringing home equity to those who have been left out of systems of wealth creation and brings equity to people at the lowest income levels via home ownership or rent equity.
- *Impact the housing crisis through large-scale replication and increase the long-term health and stability of people most impacted by the COVID-19 crisis as measured by improved quality of life when it comes to the social determinants of health.
- *Create a path to obtaining high paying jobs within the construction field via workforce development and measuring results via numbers trained and numbers placed with jobs paying at or above living wage.

Evaluation*

Describe the data collection, analysis, and quality assurance measures you will use to assure ongoing, effective tracking of contract requirements and outcomes.

Through a Results-Based Accountability framework, we will show the impacts of this type of community development on the lives of residents in terms of the social determinants of health and on the community via support of equitable and sustainable recovery to the impacts of COVID-19, and equity-based impacts on housing insecurity, systemic racism in housing, and poverty. We will track project planning, site work, and homes completed. We have proven methods to capture both quantitative and qualitative data via performance measures. These well-researched Results-Based Accountability methods were created in partnership with impacted community leaders who are a part of BeLoved along with Masters of Public Health students and reviewed by competent faculty in the fields of public health and community development. We will have a staff member with dedicated hours to data tracking and quality control as well as a paid outside student researcher in public health and community development who will help monitor and track results. We have tools in place for data collection including software to track involvement, construction progress, and surveys to track impact on residents from the standpoint of social determinants of health.

Performance Measures:

- *Number of homes constructed and by when
- *Number of community volunteers and partners engaged
- *Number of people who acquire training via workforce development

- *Number of residents living in micro home villages
- *Improved outcomes for residents in terms of social determinants of health
- *A Replication Action Plan and Toolkit developed
- *Successful completion of two villages

Data Collection:

- *Daily reports on construction site
- *Volunteer and community partner database
- *Tracking training participant attendance
- *Tracking number connected to job opportunities
- *Tracking number of residents impacted
- *Surveys of residents and workforce trainees
- *Trainee, resident, community leader, community partners interviews for story data collection

Equity Impact*

How will this effort help build toward a just, equitable, and sustainable COVID-19 recovery? How are the root causes and/or disproportionate impacts of inequities addressed?

The COVID-19 pandemic shook our nation and the world. Here locally, people who were already impacted by systemic racism and poverty have been devastated by COVID-19. We believe that the foundation for a just, equitable, and sustainable recovery lies at the heart of community stability--homes. This project proposes to bring strong results via affordable housing creation via a new model that works to fill the gaps in our affordable housing system, climate crisis mitigation, and workforce development. We have a clear equity focus and strong measurable outcomes that will produce powerful results that benefit individuals in populations most impacted by the pandemic and the community as a whole. We see a myriad of people daily who are desperate for housing. We know that we need more permanent homes throughout the fabric of our community that are deeply affordable. We know equity has the power to allow people to lift themselves out of poverty and access opportunities. We address root causes in a number of ways. The root cause of the housing crisis is the lack of affordable housing. Equity is key to addressing the some of the root causes of generational poverty and housing insecurity. Our equity plan is created with the understanding of how Black, Indigenous, People of Color have long been denied access to home equity and the ability to build generational wealth. Access to homes provide stability and impact all areas of a person/family's life. Home equity allows people to build wealth, put down roots in our community, and have opportunities to move forward in life. Naming and paying attention to the ways that systemic racism shows up in all of these crises is significant to understanding root causes and making sure we are achieving equitable outcomes through deep inclusion and leadership from BIPOC community members and working to undo the way systemic racism impacts our society's housing systems. All of these help to create an equitable community long-term.

Project Partners*

Identify any subcontractors you intend to use for the proposed scope of work. For each subcontractor listed, indicate:

- 1.) What products and/or services are to be supplied by that subcontractor and;
- 2.) What percentage of the overall scope of work that subcontractor will perform.

Also, list non-funded key partners critical to project.

We have already engaged with thousands of community members as we have launched the BeLoved Villages project. We have hundreds of volunteer partners including our circle of people living through the housing crisis who helped us develop this model, faith communities, local businesses, builders and building supply companies, local children and youth through our Kids/Youth Build, local schools, colleges/universities. We have a very vibrant partnership with the Asheville Area Homebuilders Association

to help recruit pro bono builders to assist the project and will partner with us to develop skill-based workforce development trainings for BIPOC and low wealth people for jobs/small business creation in the construction industry. We will be partnering with UNC Asheville Steam Studio to create introductory trainings for youth about skills and careers in the construction trades. We are working with the Furniture Society of North America to hold trainings in furniture design and building with potential career tracks in furniture making. We are connecting with a myriad of community partner businesses to connect impacted community members to job opportunities that pay living wages in these associated industries. We have worked with the UNC Asheville Health and Wellness Department and the UNC Gillings School of Public Health to create a rubric for evaluating the health and social determinants of health impacts of the BeLoved Villages project and to create Results-Based Accountability measurements to evaluate our impacts and results on individuals and the community via the lens of equity and equitable recovery from the COVID-19 pandemic. Throughout our project, we have created leadership roles for impacted people. It is key to clearly state that these people were instrumental in creating this innovative development model. They regularly advise the project and have ongoing decision-making roles in terms of model development. These are all non-funded partners.

Capacity*

Describe the background, experience, and capabilities of your organization or department as it relates to capacity for delivering the proposed project and managing federal funds.

BeLoved Asheville has a proven track record of creating innovative projects and bringing them to life including the first homeless/formerly homeless Street Medic Team in the nation; rapid response to the COVID-19 pandemic including a massive relief operation, strong policy advocacy work, and equitable prevention and vaccination efforts; and now a new model housing solution being studied by people from Florida, California, Chicago, and across the state of NC. We have brought together the pieces needed to make the project successful including professional experts (civil engineer, architect team and general contractors), strong community support, volunteers, and in-kind donations. We have strong partnerships with builder volunteers and building supply companies through our Dream Builders business partnership program as well as a robust network of faith community and community group partners. Our staff members have six decades of combined experience in working with impacted people and community volunteers. Our Board of Directors is a strong and intersectional group coming from many different fields to support our work. We are moving into our 14th year and have a strong history of equitable community work and large scale projects focused on trailblazing solutions that lead to greater equity and fill large gaps in our community infrastructure with powerful results. Our organization has successfully managed large amounts of community funds. We have an internal administrator and an outside accountant to manage funds and a Board of Directors who hold the fiscal accountability. We have not received federal funds in the past but have received funds from the City of Asheville, Buncombe County, Community Foundation of WNC, Dogwood Health Trust, Pisgah Health Foundation, Tzedek Foundation, and many others. We have a long track record of leveraging funds, coupling them with in kind donations and massive volunteer participation to achieve impactful, cost effective results.

Budget*

Provide a detailed project budget including all proposed project revenues and expenditures, including explanations and methodology. For all revenue sources, list the funder and denote whether funds are confirmed or pending. For project expenses, denote all capital vs. operating costs, and reflect which specific expenses are proposed to be funded with one-time Buncombe County Recovery Funds.

Download a copy of the budget form [HERE](#). Complete the form, and upload it using the button below.

BeLoved Asheville ARPA Recovery-Funds-budget.xlsx

Special Considerations*

Provide any other information that might assist the County in its selection.

Letter of Support Dr. Ameena Batada.pdf
Impacts of BeLoved's Equity Based Projects:
Health Equity

We created the first homeless street medic team in the nation. Formed in 2017 and still going today with these results: 26 medical professionals partnered to support the program, 40 formerly homeless/homeless trained in first aid response, and 4,300 people experiencing homelessness served by this program

Rapid and ongoing response to the COVID crisis with these results:
5,706,300 pounds of food distributed, 350,000 diapers shared. 67,000 masks distributed
Public vaccinations events focused on vaccine equity with 247 people vaccinated

Food Equity

We work to create equitable food systems. We piloted our community's first free farmer's markets focusing on large distribution of healthy produce and prepared foods. Our model is now utilized by many community groups including Manna Food Bank, Buncombe County, and YMCA. Since BeLoved's free farmers markets have been happening for many years now with these results: 5,706,300 pounds of food distributed, 164 nutritional education classes, 7,246 plants distributed for the backyard gardens.

Housing Equity

We researched and created a new model solution to the housing crisis that brings deeply affordable micro homes with equity to Buncombe County with these results:

77 community sponsors/partners; Our model home is complete and won awards in the Parade of Homes; an unlimited contractor's license in the State of NC; positioned to complete our first pilot Village in 2022 and begin replication.

Racial Equity

Our racial equity programs support Black, Indigenous, and People of Color to reclaim their culture and see themselves represented in art, traditional foods, language, history, and shared value systems. We have worked for many years around racial equity advocating in multiple systems, creating racial healing circles, and youth initiatives with these results:

119 BIPOC community leaders in Buncombe County supported/resourced, 5,233 BIPOC children and youth supported.

File Attachment Summary

Applicant File Uploads

- BeLoved Asheville 501c3 .pdf
- BeLoved Asheville ARPA Recovery-Funds-budget.xlsx
- Letter of Support Dr. Ameena Batada.pdf

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

DEC 17 2019

BELOVED ASHEVILLE
10 NORTH MARKET ST
ASHEVILLE, NC 28801

Employer Identification Number:
84-3381632

DLN:
29053343330049

Contact Person:
MS. WILLIAMS ID# 31610

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31

Public Charity Status:
170(b)(1)(A)(vi)

Form 990/990-EZ/990-N Required:
Yes

Effective Date of Exemption:
August 27, 2019

Contribution Deductibility:
Yes

Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

Department of Health and Wellness
One University Heights
Asheville, North Carolina
28804-8503
828|251-6513



November 13, 2021

Dear Funding Selection Committee,

It is my pleasure and honor to write in support of BeLoved Asheville's proposal for the use of ARPA funds to complete and expand microhome villages that focus on deeply affordable housing, addressing and mitigating climate change, and workforce development. Working with students and others at UNC Asheville, I have been a long-time partner with BeLoved Asheville, and I look forward to continuing our work together on activities related to this funding.

Over the past five years, BeLoved Asheville has been an example, collaborator, and co-educator for and with health and wellness students at UNC Asheville and with Master of Public Health students in the UNC Chapel Hill Gillings School of Global Public Health program in Asheville. We have learned about the community-centered mission and approaches of BeLoved Asheville and have been able to offer our assistance with various efforts, such as co-organizing a wellness fair, analyzing and presenting data from a survey of people who are unhoused, developing resources, and developing an evaluation to assess the health impact of the microhome village. This final effort will be instrumental in the next step of village development, as we plan to support BeLoved with the process and outcome evaluation using a Results-Based Accountability (RBA) framework. I look forward to the opportunity for students to continue to gain experience while contributing to this evaluation.

BeLoved Asheville is a lean organization, deeply rooted in equity, committed over many years, and positioned for results especially because of its deep connections to the community, especially those most impacted. They have proven to be successful in creating a number of innovative models in the areas of food insecurity, healthcare for those experiencing homelessness, crisis mitigation especially notable during the COVID-19 pandemic, and now in housing. BeLoved Asheville was the first organization locally to do more than sound the alarm of homelessness as a public health emergency; they took action to raise awareness, learn what people needed and wanted to live with dignity, and worked in solidarity with many partners to make the microhome village a reality. This is the kind of track record that is crucial in advancing sustainable and just community development and health equity. I am confident that their work will continue to be a model for all of us. Moreover, if funded through this funding process, BeLoved Asheville will gain the resources more readily to be able to make a lasting impact on both outcomes and systems.

Thank you and Keep well,
Ameena Batada, Dr.P.H.
Professor of Health and Wellness