JACKSON COUNTY ADMINISTRATION

County Manager: Don Adams

401 Grindstaff Cove Road, Suite A-207, Sylva, North Carolina 28779
Phone: 828-631-2295 • FAX: 828-631-2208
Email: donadams@jacksonnc.org

To: Jackson County Board of Commissioners
From: Don Adams D-A
Date: August 10, 2021
Subject: Dogwood Health Trust ARPA Advantage Program Opportunity

The Dogwood Heath Trust Fund has released a grant opportunity to counties, municipalities and the EBCI in an effort to leverage their funds with the ARPA (American Rescue Plan Act) funds being allocated to these governments. See **Attachment 1** for more details regarding this opportunity. Affordable housing (permanent or transitional) is the focus of the grant. A total of $10 million dollars is available for this specific initiative. Individual requests may range from $500,000 - $2.5 million dollars. The grant application is due by 5:00 pm on August 16, 2021. Awards will be made by the end of September, 2021. Funds will be available by October, 2021.

There are two major opportunities for Jackson County with these funds. These opportunities include serving domestic violence victims and serving the homeless. Jackson County currently partners with the Center for Domestic Peace and HERE to serve these population groups. A detailed description of each are as follows.

Center for Domestic Peace

Jackson County has a long history of partnering with non-profits to serve the victims of domestic violence and sexual assaults. The County's main partner from the year 1978 until 2012 was REACH of Jackson County (Resources-Education-Assistance-Counseling-Housing). REACH of Jackson County discontinued services in 2012. Jackson County immediately worked out an arrangement with REACH of Macon County to take over services for domestic violence and sexual assaults in Jackson County. This included providing temporary shelter space when needed.

Recognizing the need to bring these services back to Jackson County, community leaders organized a task force in 2012 to study these issues. The Center for Domestic Peace (CDP) was created out of this task force and became incorporated as a non-profit in December, 2013. The CDP has worked closely with REACH of Macon County since then to transition these services back to Jackson County. Domestic violence services transitioned to the CPD as of July 1, 2020. The CDP will take over sexual assault and human trafficking services in July 2022. The final phase of transition will be providing shelter services directly in Jackson County. **Attachment 2** provides information from the CDP regarding the need and justification for a new shelter.

It is being proposed that Jackson County apply to the Dogwood Health Trust ARPA Advantage Program to fund the construction of a new domestic violence shelter in Jackson County. **Attachment 3** provides information regarding the property being considered for the location of this shelter. The property is owned by Mountain Projects and is located in the Sylva town limits off of Plum Street near Highway 107/East Main Street. The parcel consists of 2.27 acres. The parcel is currently being used by Mountain Projects for housing programs. This parcel is the former location of the previous domestic violence shelter prior to its demolition. **Attachment 4** is a zoning verification letter from the Town of Sylva indicating that this property is located in the Institutional District that allows for a variety of "by right" use types including shelter/group homes. **Attachment 5** is a proposed site plan for a two story 7,000 square foot facility along with the additional parking required to serve a facility such as this. **Attachment 6** provides an initial cost estimate to construct the 7,000 square foot facility along with site preparations. The initial estimated total is $4,098,995. This estimate includes construction costs, contingency, soft costs (i.e. architect, engineering, surveying, permitting) and furniture/technology equipment.

It is extremely important to note several items about this proposed plan. These items are as follows:

1. The proposed plan will require approval by the Mountain Projects Board. Executive Director Patsy Davis is supportive of the plan to build a shelter on this property. She intends to discuss with the Mountain Projects Board on August 13, 2021. Mountain Projects will continue to be part of these discussions until a site and facility plan is finalized. Mountain Projects will be asked to give final approval once the exact details are known.
2. The proposed plan will require the services of an architect to finalize the specific space schematics. Other engineering services such as geotechnical and surveying will be necessary to finalize the site plan in detail.
3. The final building schematic information along with the engineered site plan details will allow for more detailed cost estimates.
4. Final zoning, land development and construction permitting approval will be dictated by the results of the finalized architectural and engineering plans.
5. Steps 1-4 above will take 8-12 months to complete. These steps will need to be accomplished prior to authorizing the construction/bid documents to be completed.
6. It will take another 8-12 months for construction documents to be completed and for bidding to take place.
7. It will take another 12 months for construction to be competed.
8. The entire process from grant award in October, 2021 will take up to three years to be completed.

HERE
Housing-Equity-Resources-Education

Community groups such as Jackson Neighbors in Need (JNIN) organized shelter and case management services for the homeless for many years. Due to the increasing need, Jackson County provided funding to JNIN in FY 15-16. Since JNIN was not an official non-profit organization, this funding was expended through other non-profits such as Habitat for Humanity and Mountain Projects. In the next couple of years the need for additional rooms increased along with the need for additional case management. In the spring of 2017, Jackson County provided additional funds to Southwestern Child Development Commission (SCDC) to take over these operations. SCDC temporarily took on these responsibilities at the request of the County. In FY 18-19, SCDC gave notice to the County that they no longer wished to provide these services. In January 2019, Jackson County issued a Request for Proposals to provide temporary shelter services and case management services to the homeless in Jackson County. The basic core mission in this RFP is that "no one's life in our community should be at risk due to exposure to extreme weather". Another core component in the mission is that "the homeless population should be afforded access to services and programs that could eventually lead to permanent housing solutions".

HERE responded to Jackson County's Request for Proposals. HERE was selected as Jackson County's lead agency to provide services to the homeless. These services currently include cold weather sheltering (via hotels) during winter months and case management services that assist in transitioning some to permanent housing. Jackson County awarded $153,841 to HERE in current FY 21-22. Jackson County has expended approximately $635,000 in the past five years serving the homeless. Jackson County has expended approximately $705,000 serving the homeless in the past 10 years.

HERE is looking to transition from a "hotel model" to a "brick and mortar" model. **Attachment 7** provides information from HERE regarding current partnerships, services, statistics and space needs of a "brick and mortar" shelter.

It is being proposed that Jackson County apply to the Dogwood Health Trust ARPA Advantage Program to fund the construction of a shelter to serve the homeless. **Attachment 8** provides information regarding the property being considered for the location of the shelter. The property is owned by Evergreen Foundation and is located in the Sylva town limits on Medical Park Loop near Harris Regional Hospital. The parcel consists of 3.5 acres with an existing 17,000 square foot facility. This facility formerly housed Meridian Behavioral Health and was the temporary location of the Jackson County Health Department.

Attachment 9 is a letter from the Evergreen Foundation stating their willingness "to work with Jackson County and HERE to study the feasibility of possibly converting this building to provide a place to house these services". **Attachment 10** is a zoning verification letter from the Town of Sylva indicating that this property is located in the Institutional District that allows for a variety of "by right" use types including shelter/group homes. It is proposed that 8,800 square feet of this facility be renovated to accommodate the shelter space. **Attachment 11** provides an initial cost estimate to renovate the 8,800 square feet. The initial estimate totals $3,523,701. This estimate includes construction costs, contingency, soft costs (i.e. architect, engineering, surveying, permitting) and furniture/technology equipment.

It is extremely important to note several items about this proposed plan. These items are as follows:

1. The proposed plan will require approval by the Evergreen Foundation Board. The Evergreen Foundation has voted unanimously to work with Jackson County and HERE. We will have to develop a detailed plan that allows for continued use of the remaining portions of the facility. Ultimately the details of the final schematic plans, remaining uses of the building and long-term status of the facility will have to be agreed upon by all organizations involved before moving forward with construction documents.
2. The proposed plan will require the services of an architect to finalize the specific space schematics and operational flow between different uses.
3. The final building schematic information along with the operational flow analysis will allow for more detailed cost estimates.
4. Final zoning, land development and construction permit approval will be dictated by the results of the finalized plans.
5. Steps 1-4 above will take 8-12 months to be completed. These steps will need to be completed prior to authorizing construction documents to be completed.
6. It will take another 8-12 months for constructions documents to be completed and for bidding to take place.
7. It will take another 12 months for construction to be competed.
8. The entire process from grant award in October, 2021 will take a minimum of three years to be completed.

Financial Summary

Attachment 12 provides a summary of projected expenses versus projected revenues. The summary shows that there is an initial shortfall of approximately $2.9 million dollars if both projects are included in the grant application. There are multiple options for the Board of Commissioners to choose in regards to these proposals. They are as follows:

1. Reject all proposals at this time.
2. Move forward with a planning proposal only for one project or for both projects. Total estimated costs for planning / project administration for each project is $125,000 (total for both projects is $250,000). This would equate to matching the requested grant with ARPA funds in the amount of $62,500 for one project or in the amount of $125,000 for both projects.
3. Move forward with applying for grant funds that completely pays for the Center for Domestic Peace project and also funds the planning/project administration costs of the HERE project. The funds needed for this scenario are as follows:

Project Name	Dogwood Amount	ARPA Amount	TOTAL AMOUNT
CDP Facility	$2,049,497.50	$2,049,497.50	$4,098,995
CDP Planning	$62,500	$62,500	$125,000
HERE Planning	$62,500	$62,500	$125,000
TOTAL	**$2,174,497.50**	**$2,174,497.50**	**$4,348,995**

Note: An additional option would be to drop the HERE planning portion of this example.

4. Move forward with applying for grant funds that completely pays for the HERE project and also funds the planning/administration costs of the CDP project.

Project Name	Dogwood Amount	ARPA Amount	TOTAL AMOUNT
HERE Facility	$1,761,850.50	$1,761,850.50	$3,523,701
HERE Planning	$62,500	$62,500	$125,000
CDP Planning	$62,500	$62,500	$125,000
TOTAL	**$1,886,850.50**	**$1,886,850.50**	**$3,773,701**

Note: An additional option would be to drop the CDP planning portion of this example.

5. Move forward with submitting both projects with planning/administration costs. This would require both the CPD and HERE to come up with a plan for the additional $2.9 million dollars within the next 12 months. Otherwise the development of construction / bidding documents will need to be delayed until the funding is acquired.

The August 16, 2021 grant deadline is quickly approaching. Staff from the CDP, HERE, Jackson County and the Southwestern Commission Council on Governments are working diligently to put these grant documents together. Unfortunately this tight timeline requires the Board of Commissioners to decide which option is desired. Jackson County has a long history of supporting both domestic violence programs and homeless programs. These two programs had already intended to make some type of request for assistance within the next year regarding their space needs. If it is plausible that Jackson County may assist either of these organizations with their space needs, then the Dogwood Health Trust ARPA Advantage Program is an excellent opportunity to double our efforts in these matters. Thank you for your careful consideration regarding these matters.

ATTACHMENT 1

DOGWOOD HEALTH TRUST

ARPA Advantage

Affordable Housing Funding Opportunity

The possibilities couldn't be greater.

Dogwood Health Trust is requesting proposals from counties, municipalities, and the Eastern Band of the Cherokee Indians located in our 18-county service region in Western North Carolina, including the Qualla Boundary, who would like to leverage the American Rescue Plan Act funds that they are investing in affordable housing.

ARPA Advantage grants will provide a total of $10 million to support collaborative projects between counties, municipalities, or tribal nations and 501(c)(3) organizations that leverage American Rescue Plan Act funds to promote affordable housing in Western North Carolina.

We are particularly interested in projects that draw additional funding from sources beyond the American Rescue Plan Act funds and in collaboratives that include multiple partner organizations.

At-a-Glance

Purpose: To capitalize on American Rescue Act Plan funds by Increasing investments in affordable housing in our region.

Funding available: We will consider grants ranging from $500,000-$2.5 million. ARPA Advantage grants are available for affordable housing projects that are consistent with 501c3 guidelines. Requests can include:

- predevelopment
- infrastructure
- construction costs
- land acquisition
- capacity building

Capacity building is defined by Dogwood Health Trust as funds that will help improve a grantee's ability to tackle specific issues. Examples can include (but are not limited to): strengthening the capacity of organizations to work in collaboration across organization and industry lines, supporting the capacity of leaders to work more effectively by exposing them to new ways of thinking and acting towards measurable change, and strengthening the capacity of an organization to use new tools to more effectively communicate with its constituents and community, etc.

DOGWOOD HEALTH TRUST

Priority will be given to proposals that promote:

- Creation of new, or rehabilitation of existing, structures to help preserve our natural resources and landscape.
- Supportive housing (permanent, or transitional) for at least one of the following:
  - Persons with mental, physical or developmental disabilities
  - Domestic abuse survivors
  - Children aging out of foster care
  - Persons being released from incarceration
- Development or rehabilitation of housing designed to revitalize a blighted area in a way that mitigates displacement or gentrification.

How to apply: Complete our online application at www.dht.org/housing/.

Timeline: The deadline for 2021 grant applications is 5:00 p.m. on August 16, 2021. Award notifications will be made by the end of September 2021, and funds distributed in October 2021.

Learn more: Contact Sarah Grymes, Vice President of Impact for Housing, (828) 771-6727, s.grymes@dht.org

Center for Domestic Peace (CDP) is a 501(c)3 nonprofit and the primary domestic violence services provider (DVSP) in Jackson County. Our mission is to end interpersonal violence in the community through prevention, intervention, and educational services. Our clients, primary and secondary victims of interpersonal violence, primarily seek us out for our intervention services: crisis counseling (via 24/7 locally staffed crisis line), court advocacy, counseling referrals, transportation coordination, emergency housing coordination, job and financial skill building, and many other resources as sought by our clients. All services are provided free of charge and without discrimination as required by state law. Importantly, we do not currently operate a brick-and-mortar shelter, instead we utilize a surrounding agency referral or hotel stay model.

From July 2020 to June 2021, CDP served 237 unique clients providing 3,225 service hours for our clients' benefit. We also provided more than 50 outreach events to various community organization including church groups, civic organizations, other human services providers, and potentially vulnerable populations. Our clients are predominantly white, English speaking, heterosexual women, however, 32% were racial/ethnic minorities, 29% reported living in a rural socially isolated homestead, 11% were not proficient in speaking English, and 33% were male. CDP was able to create a safe atmosphere for all clients due to the diversity of our staff which boasts diversity in numerous ways: ethnically, in LBGTQ membership, religious beliefs, gender, and age. We continue to be concerned about equity in our organization despite this success and are constantly seeking to improve both our hiring practices, to hire diverse staff, and our culture, to retain diverse staff. We are proud to have been able to provide services to so many Jackson County residents and to be able to say we have assisted so many historically underserved populations that often chose not to seek services due to lack of access or fear of further victimization.

Building a domestic violence survivors shelter is imperative not only for the continued success of our program but also for the safety of Jackson County survivors who regularly must stay in the home with their abuser. This statement can be supported in three ways. First, the out-of-county referral and hotel model currently being used is financially unsustainable both for CDP (with long term hotel stays being cost inefficient) and for our surrounding county's agencies that must bear the cost of housing, feeding, and providing case management those victims.

Next, a qualitative analysis of our crisis call records indicate that victims who elect to stay with their abuser often do so because they do not feel a hotel is safe enough or a viable long term option for them or their children. When presented with out-of-county shelter referrals, clients often report not being able to do so due to the prohibitive cost of driving to work, taking their children to school, or not being near their social support networks (family, friends, local advocates, etc.) Even when clients do accept an out-of-county referral there is no guarantee that any other shelter will have capacity to accept them, most call back reporting no success. Furthermore, if the hotel or alternate shelter is accepted, both options have numerous pitfalls that reduce client success in many important areas. In analyzing out of county data on Jackson County residents being served we see that marginalized populations struggle with leaving the county more due to lack of access (no transportation) or fear of leaving for an unknown and unsafe area. In particular, male, LGBTQ, and minority race survivors often feel unsafe in shelters or lack resources to get to the shelter, especially in counties with less diversity than Jackson County.

Finally, CDP estimates that we would have 50 clients stay annually for a total of 1,145 bed-nights. This is conservatively based upon reports from surrounding counties on Jackson County victims in their shelters and our own crisis call data in which clients have indicated they will stay with an abuser if no Jackson County shelter was available. We anticipate utilization will actually be higher than the estimate as many potential clients may not call us currently, knowing that we do not have a shelter.

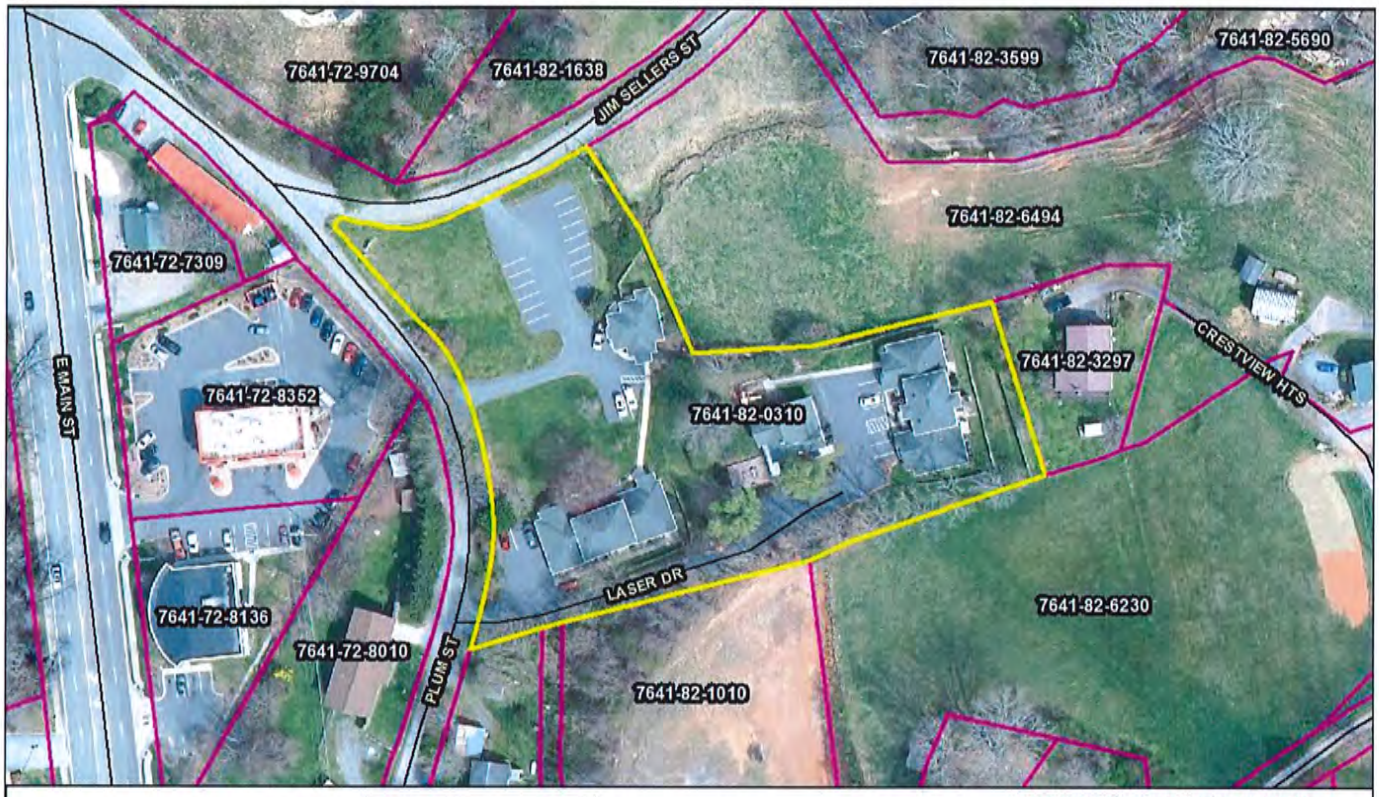
CDP has many important factors that support its stability both financially and among its leadership. Our current budget is currently 58% from non-competitive grant sources that we have little to no indication will ever be withdrawn. These funds would be further increased by non-competitive and competitive grant monies to fully staff and maintain the shelter including seeking funds from: NC Housing Finance, NC DHHS Emergency Solutions Grants, MANA Food, and others at the federal and state level. In addition to this, we maintain a 3 month expense buffer in unrestricted funds and have received indication from all major funders that we are a "low risk status" agency given our prompt reporting and no violation or reversion history. Our funds are diversified with funders being at all levels of government and community size: federal, state, local, foundations, corporations, and private donors.

CDP has participated in many capacity building exercises at both the Board of Directors and staff leadership level. Specifically, the board participated in a fundraising development training that has increased our ability to fundraise without prohibitively large and expensive events. The board also consists of numerous seasoned leaders both from the non-profit sector in addition to corporate and government leaders. This depth of experience has resulted in successful growth and a confidence in decision making that cannot be understated. Capacity building has also been occurring at the administrative staff levels with the Executive Director having come to the organization with 5 years of federal grant writing and management experience as well as an extensive history in the study of vulnerable victims and their safety. They have continued their capacity building as a non-profit leader by attending leadership conferences and retaining a leadership coach. This combination of leadership development and strong leadership has led to CDP adding 3 additional programs and nearly tripling its staff size in a year and a half. The continued growth is both sustainable because of the ongoing work done by its leadership.

ATTACHMENT 3

Property Report for 7641-82-0310

8/3/2021



Centerlines

Parcels

N

100 Feet

"WARNING: THIS IS NOT A SURVEY!" This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the contents of this map.

Parcel Information

Parcel ID: 7641-82-0310
Parcel Address: 15 LASER DR
Neighborhood Name: SYLVA COMM HWY 107
Property Description: SR 1350
Sale Date: 2012-02-22
Sale Price: $790,000
Plat Reference: 10/235
Transferring Reference: 1927/303
Township: SYLVA-CITY
Assessed Acres: 2.27

Ownership Information

Owner Name #1: MOUNTAIN PROJECTS, INC
Owner Name #2: None
Mailing Address 1: 2177 ASHEVILLE RD
Mailing Address 2: None
City/State/Zip: WAYNESVILLE NC 28786
Owner Account: 101866

Tax/Value Information

Fire District: SYLVA 5 MI
Building Value: $936,440
Land Value: $381,360
Assessed Total Value: $1,317,800

Zoning Information

Zoning District: Sylva Institutional
Zoning Area: None
Jurisdiction: Town of Sylva

ATTACHMENT 4

TOWN OF SYLVA

NC 1889

83 ALLEN STREET

SYLVA, NC 28779

828-586-2719 Fax: 828-586-8134

July 28, 2021

Jackson County
Attn: Don Adams
401 Grindstaff Cove Rd, Suite A207
Sylva, NC 28779

RE: Zoning Verification Letter for property located at 15 Laser Drive, Sylva NC 28779; PIN #:7641-82-0310; Mountain Projects Inc.

Dear Mr. Adams,

This is to advise that the property referenced is in the Jackson County tax record and, as of this date, is located in the Institutional District in the Town of Sylva zoning jurisdiction and has been zoned for at least the last twelve (12) months. The Institutional District does allow for a variety of "by right" use types including medical and health care facilities, shelters/group homes, churches, cemeteries, florist, gift shops and card shops, etc. The Town of Sylva does have ordinances regulating a variety of topics and it would be prudent to contact the Jackson County Planning Department (on behalf of the Town of Sylva) should the use of the above referenced property change or future improvements are proposed. The Town makes no representation or promise that zoning or other ordinances will not be adopted in the future, which may affect the referenced property.

Please feel free to reach out if you have questions or require any additional information at 828-631-2282 or by email at johnjeleniewski@jacksonnc.org.

Sincerely,

John Jeleniewski
Zoning Administrator—Town of Sylva

ATTACHMENT 5

NOTE:
THIS IS A CONCEPT LAYOUT ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR THE CONVEYANCE OF LAND. IT IS RECOMMENDED THAT THE PROPERTY OWNER RETAIN THE SERVICES OF AN APPROPRIATE DESIGN PROFESSIONAL TO COORDINATE ANY CHANGES TO THE SITE, EXISTING BUILDINGS OR BUILDING ADDITIONS.

JACKSON COUNTY - SHELTER FOR DOMESTIC PEACE
OPTION C

JACKSON COUNTY
SHELTER FOR
DOMESTIC PEACE
SYLVA LOCATION
AUGUST - 2021

ATTACHMENT 6

Domestic Peace Shelter-OPTION 2								
	SF							
Division 1-General Requirements	7,000			@	$ 3.00	psf	$	21,000.00
Division 2 - Demolition	-			@	$ 6.00	psf	$	-
Division 3- Concrete	7,000			@	$ 6.00	psf	$	42,000.00
Dvision 4-Masonry	7,000			@	$ 6.00	psf	$	42,000.00
Dvision 5-Metals	7,000			@	$ 20.00	psf	$	140,000.00
Division 6-Wood and Plastics	7,000			@	$ 4.00	psf	$	28,000.00
Division 7-Thermal and moisture protection	7,000			@	$ 9.00	psf	$	63,000.00
Division 8-Doors and Windows	7,000			@	$ 20.00	psf	$	140,000.00
Divison 9-Finishes	7,000			@	$ 47.00	psf	$	329,000.00
Division 10- Specialties	7,000			@	$ 2.50	psf	$	17,500.00
Division 11-Equipment	7,000			@	$ 2.00	psf	$	14,000.00
Division 12-Furnishings	7,000			@	$ 1.00	psf	$	7,000.00
Divison 13-Specialty Construction	7,000			@	$ -	psf	$	-
Division 14-Conveying	7,000			@	$ 25.00	psf	$	175,000.00
Division 21-Fire Suppression	7,000			@	$ 6.00	psf	$	42,000.00
Division 22-Plumbing	7,000			@	$ 12.00	psf	$	84,000.00
Division 23-HVAC	7,000			@	$ 30.00	psf	$	210,000.00
Division 26 -Electrical	7,000			@	$ 30.00	psf	$	210,000.00
Division 27-Communications	7,000			@	$ 2.00	psf	$	14,000.00
Division 28-Electronic Safety and Security	7,000			@	$ 6.00	psf	$	42,000.00
Division 31 -Earthwork	1	Acre		@	$ 750,000.00	acre	$	750,000.00
Divisioni 32 -Exterior improvements	7,000			@	$ 5.00	psf	$	35,000.00
Division 33-Utilities	7,000			@	$ 3.00	psf	$	21,000.00
Total cost in 2021 dollars							$	2,426,500.00
Escalation assumes 10 month design/permitting and 12 month construction period		16.0	month	@	.7% per month	11.200%	$	271,768.00
*Escalation is to the mid point of construction								
Sub total							$	2,698,268.00
General Conditions						7.0%	$	188,878.76
Project insurances						1.5%	$	43,307.20
Payment and performance bond						1.1%	$	32,234.99
Builders Risk						0.2%	$	5,925.38
Sub Default insurance						1.5%	$	44,529.21
Contractor Fee						6.0%	$	175,162.91
Contractor Contingency						2.0%	$	59,253.78
Grand Total Construction costs							$	3,247,560.23

Owner Contingency						10.0%	$	324,756.02
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)						12.0%	$	428,677.95
Furniture, fixture, equipment	7,000	sf	@	$	10.00		$	70,000.00
Technology/ Equipment	7,000	sf	@	$	4.00		$	28,000.00
Total Project costs							$	4,098,994.21

ARPA Advantage
HERE grant application input

SECTION THREE

1. Grant Outputs
    a. Transition from a hotel model to a permanent "brick and mortar" homeless shelter in Jackson County.
    b. Development of a homeless shelter with 12 safe, secure and supportive individual quarters for 12 – 30 individuals, couples and families, as well as overflow congregant shelter space on freezing nights to accommodate an additional 16 individuals.

2. Grant Outcomes
    a. Participants to be Served: It's anticipated this shelter would serve approximately the same number that HERE served in FY 20-21, which was 144 unique individuals (103 adults and 41 children).
    b. Units of Service:
        1) An estimated 8760 (12 rooms x 2.5 occupants x 292 days) individual nights of shelter would be provided each year. This figure anticipates an 80% average occupancy rate each year.
        2) Approximately 18,000 meals would be provided per year.
        3) Approximately 52 households (130 individuals) would transition from literal homelessness to permanent, safe, affordable housing.
        4) Tenancy 101 classes, behavioral and medical health services, family coaching, GED classes, Human Resources Development classes, and other supportive services will be provided in the shelter throughout the week.
        5) This will be a low-barrier homeless shelter that will not screen persons out because of drug use, mental illness, gender identification, marital status or other characteristics unless they represent an imminent threat to themselves or others.
        6) This will also be a "*housing first*" shelter, meaning that all activities will be geared toward helping individuals and families transition as quickly as possible into permanent, safe, affordable housing, regardless of other challenges they may be facing such as mental illness, substance use disorder, unemployment, etc.

SECTION FOUR
Partner 1
Name: Meridian Behavioral Health
Organization Type: 501c3 Nonprofit
Role in Project: Diagnosis and treatment of behavioral health and developmental disability needs.
Length of Partnership: Two years as organizations (The director of HERE has been a Meridian board member since 2016).

Partner 2
Name: Community Table
Organization Type: 501c3 Nonprofit
Role in Project: Provision of daily prepared meals for HERE's homeless shelter, as well as fresh fruits, vegetables and baked goods for short-term storage.
Length of Partnership: Two years

Partner 3
Name: Mountain Projects
Organization Type: 501c3 Nonprofit
Role in Project: Provision of Housing Choice Vouchers (Section 8 housing subsidy) and Head Start preschool education
Length of Partnership: Two years as organizations (The director of HERE served on the Mountain Projects board for 20 years and has a 24 year working relationship with the Mountain Projects director, who is also a member of HERE's board of directors.)

Partner 4
Name: Rolling Start
Organization Type: 501c3 Nonprofit
Role in Project: Provision of refurbished autos to homeless individuals needing reliable transportation
Length of Partnership: Two years

Partner 5
Name: Habitat for Humanity
Organization Type: 501c3 Nonprofit
Role in Project: Provision of furniture for homeless individuals and families as they move into permanent housing.
Length of Partnership: Two years

(Other partners could be listed, but I wasn't sure how extensive we wanted to make this part since there are two sub-projects involved. Please let me know if describing additional partners would be helpful. These would include the Jackson County Veterans Office, WestBridge Vocational, local churches, United Christian Ministries, Great Smokies Health Foundation, Disability Partners, Jackson County Public Schools and others.)

IV Equity, Capacity and Other Funding

SECTION ONE: Equity

1. HERE stands for Housing Equity, Resources and Education. HERE meets immediate needs by providing emergency homeless shelter, but HERE's long term goal with every individual and family is to help them transition from literal homelessness to permanent, safe, affordable housing as quickly as possible.

HERE serves all individuals with low barrier shelter and with a "housing first" philosophy. A low barrier shelter does not screen out persons for issues such as drug use, mental illness, legal status, sexual orientation or gender identity, but only considers whether they are safe and whether others are safe residing with them in shelter. A "housing first" philosophy endeavors to transition individuals and families into permanent housing as a first step. Evidence shows that mental illness, drug use disorders, medical problems, unemployment and other needs are better met when an individual has permanent housing.

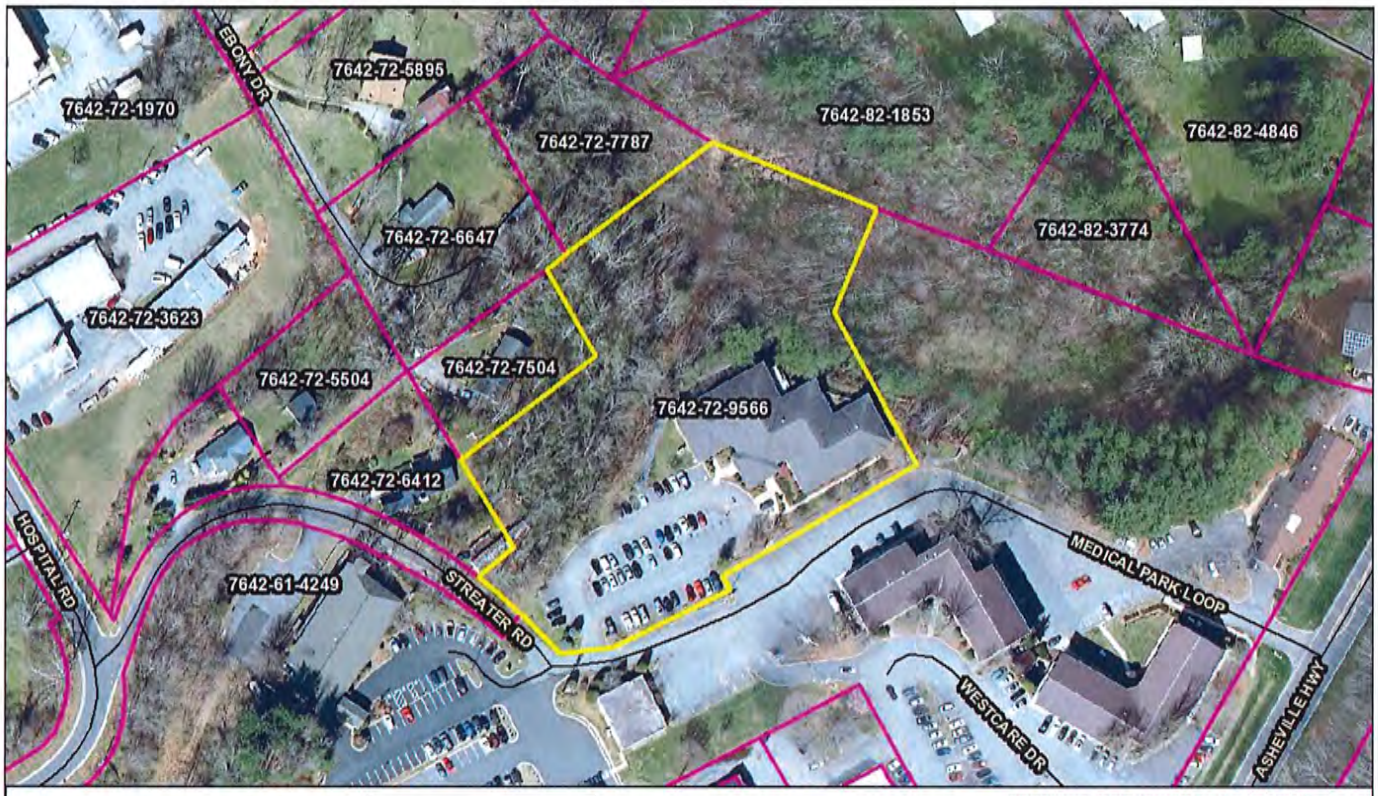
SECTION TWO: Capacity

Because HERE is a small nonprofit with only five staff members, additional administrative support while this project is developed would be very helpful. Work with architects, builders and others involved in the creation of a permanent homeless shelter will take significant time, energy and focus by the Executive Director. This could negatively impact the current day-to-day operations unless additional staffing is somehow arranged.

ATTACHMENT 8

Property Report for 7642-72-9566

8/3/2021



Centerlines

Parcels

N

140 Feet

"WARNING: THIS IS NOT A SURVEY!" This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the contents of this map.

Parcel Information

Parcel ID: 7642-72-9566
Parcel Address: 154 MEDICAL PARK LOOP
Neighborhood Name: SYLVA COMM SKYLAND DRIVE
Property Description: MERIDIAN BEHAVIORAL HEALTH SERVICES
Sale Date: 2016-03-30
Sale Price: $0
Plat Reference: 21/295
Transferring Reference: 2126/540
Township: SYLVA-CITY
Assessed Acres: 3.5

Ownership Information

Owner Name #1: EVERGREEN FOUNDATION INC
Owner Name #2: None
Mailing Address 1: 28A OAK STREET
Mailing Address 2: None
City/State/Zip: WAYNESVILLE NC 28786
Owner Account: 18446

Tax/Value Information

Fire District: SYLVA 5 MI
Building Value: $1,443,240
Land Value: $735,000
Assessed Total Value: $2,178,240

Zoning Information

Zoning District: Sylva Institutional
Zoning Area: None
Jurisdiction: Town of Sylva

ATTACHMENT 9

AUG 0 2 2021
BY: KT

EVERGREEN
FOUNDATION
28A Oak Street, Waynesville, NC 28786 • 828-456-8005

July 30, 2021

Dogwood Health Trust
890 Hendersonville Rd.
Suite 300
Asheville, NC 28803

RE: Letter of Support

The Evergreen Foundation is pleased to offer a letter of support for Jackson County regarding their grant proposal to Dogwood Health Trust. Evergreen has collaborated with a variety of organization in Jackson County, over the past 10 years, relating to housing issues in the county. We have watched as they have struggled to find an appropriate facility to meet the shelter and housing needs of individuals in the county.

Evergreen Foundation was established in 1972 as a foundation to support Smoky Mountain Mental Health. Although no longer associated with Smoky Mountain Mental Health, now Vaya, the foundation continues the original mission of supporting organizations in the seven western counties in the provision of services and supports for individuals with mental health, substance use issues or who have intellectual and/or developmental disabilities.

Evergreen Foundation also owns properties throughout the seven-county area which were built as properties to support the provision of services to the target populations. The Foundation currently has a 17,000+ square foot building in Sylva which has recently been vacated. We have been in initial conversations with both Jackson County and Housing Equity Resources and Education (HERE) to explore ways to possibly use this facility to meet the housing needs of the county. It was built as an office building with four separate entrances. Although it will require extensive renovations to make this building usable for the proposed purpose, the Evergreen board of directors voted unanimously to work with Jackson County and HERE to study the feasibility of possibly converting this building to provide a place to house these services.

The Evergreen Foundation is pleased to be able to work with Jackson County and HERE to look at a possible solution for this chronic problem. We support these organizations and will continue to work with them to help create the best options for individuals needing housing in Jackson County.

Sincerely,

Denise Coleman

Denise Coleman
Executive Director

ATTACHMENT 10

TOWN OF SYLVA

NC 1889

83 ALLEN STREET

SYLVA, NC 28779

828-586-2719 Fax: 828-586-8134

July 28, 2021

Jackson County
Attn: Don Adams
401 Grindstaff Cove Rd, Suite A207
Sylva, NC 28779

RE: Zoning Verification Letter for property located at 154 Medical Park Loop, Sylva NC 28779; PIN #:7642-72-9566; Evergreen Foundation Inc.

Dear Mr. Adams,

This is to advise that the property referenced is in the Jackson County tax record and, as of this date, is located in the Institutional District in the Town of Sylva zoning jurisdiction and has been zoned for at least the last twelve (12) months. The Institutional District does allow for a variety of "by right" use types including medical and health care facilities, shelters/group homes, churches, cemeteries, florist, gift shops and card shops, etc. The Town of Sylva does have ordinances regulating a variety of topics and it would be prudent to contact the Jackson County Planning Department (on behalf of the Town of Sylva) should the use of the above referenced property change or future improvements are proposed. The Town makes no representation or promise that zoning or other ordinances will not be adopted in the future, which may affect the referenced property.

Please feel free to reach out if you have questions or require any additional information at 828-631-2282 or by email at johnjeleniewski@jacksonnc.org.

Sincerely,

John Jeleniewski
Zoning Administrator—Town of Sylva

ATTACHMENT 11

HERE -Renovations								
	SF							
Division 1-General Requirements	8,800			@	$	3.00	psf	$ 26,400.00
Division 2 - Demolition	8,800			@	$	10.00	psf	$ 88,000.00
Division 3- Concrete	8,800			@	$	3.00	psf	$ 26,400.00
Dvision 4-Masonry	8,800			@	$	1.00	psf	$ 8,800.00
Dvision 5-Metals	8,800			@	$	10.00	psf	$ 88,000.00
Division 6-Wood and Plastics	8,800			@	$	4.00	psf	$ 35,200.00
Division 7-Thermal and moisture protection	8,800			@	$	2.00	psf	$ 17,600.00
Division 8-Doors and Windows	8,800			@	$	10.00	psf	$ 88,000.00
Divison 9-Finishes	8,800			@	$	47.00	psf	$ 413,600.00
Division 10- Specialties	8,800			@	$	2.50	psf	$ 22,000.00
Division 11-Equipment	8,800			@	$	2.00	psf	$ 17,600.00
Division 12-Furnishings	8,800			@	$	1.00	psf	$ 8,800.00
Divison 13-Specialty Construction	8,800			@	$	-	psf	$ -
Division 14-Conveying	8,800			@	$	20.00	psf	$ 176,000.00
Division 21-Fire Suppression	17,257	entire building		@	$	5.00	psf	$ 86,285.00
Division 22-Plumbing	8,800			@	$	15.00	psf	$ 132,000.00
Division 23-HVAC	8,800			@	$	30.00	psf	$ 264,000.00
Division 26 -Electrical	8,800			@	$	30.00	psf	$ 264,000.00
Division 27-Communications	8,800			@	$	2.00	psf	$ 17,600.00
Division 28-Electronic Safety and Security	8,800			@	$	6.00	psf	$ 52,800.00
Division 31 -Earthwork	8,800			@	$	5.00	psf	$ 44,000.00
Divisioni 32 -Exterior improvements	8,800			@	$	5.00	psf	$ 44,000.00
Division 33-Utilities	8,800			@	$	3.00	psf	$ 26,400.00
Total cost in 2021 dollars								$ 1,947,485.00
Escalation assumes 10 month design/permitting and 12 month construction period		16.0	month	@	.7% per month		11.200%	$ 218,118.32
*Escalation is to the mid point of construction								
Sub total								$ 2,165,603.32
General Conditions							7.0%	$ 151,592.23
Project insurances							1.5%	$ 34,757.93
Payment and performance bond							1.1%	$ 25,871.49
Builders Risk							0.2%	$ 4,755.65
Sub Default insurance							1.5%	$ 35,738.71
Contractor Fee							6.0%	$ 140,584.02
Contractor Contingency							2.0%	$ 47,556.50
Grand Total Construction costs								$ 2,606,459.86

Owner Contingency							10.0%	$ 260,645.99
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)							14.0%	$ 401,394.82
Furniture, fixture, equipment	8,800	sf		@	$	25.00		$ 220,000.00
Technology/ Equipment	8,800	sf		@	$	4.00		$ 35,200.00
Total Project costs								$ 3,523,700.66

Overall Projected Expenses

Center for Domestic Peace (Construction, contingency, soft costs, furniture/technology)	$4,098,995	
Planning/Project Administration (Architect, engineer, surveyor, grant/project administration)	$ 125,000	
Sub –Total for CDP		**$4,223,995**
HERE (Construction, contingency, soft costs, furniture/technology)	$3,523,701	
Planning / Project Administration	$ 125,000	
Sub-Total for HERE		**$3,648,701**
GRAND TOTAL EXPENSE		**$7,872,696**

Overall Projected Revenues

Jackson County ARPA Funds	$2,500,000
Dogwood Health Trust ARPA Advantage Grant	$2,500,000
GRANT TOTAL REVENUE	**$5,000,000**
Shortfall in revenues for both projects	**($2,872,696)**