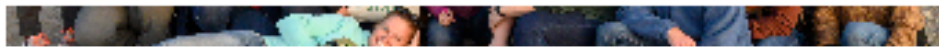


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The Rose Fellow at Mountain Housing will work collaboratively with public health officials and affordable housing leaders for the creation and promotion of healthy housing in our community, as well as expand MHO's reach into the more rural counties of western North Carolina.

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MOUNTAIN HOUSING OPPORTUNITIES



ASHEVILLE, NC

Rose Fellowship 2020-2022

Our Journey

Mountain Housing Opportunities (MHO) is a private, non-profit community development corporation whose mission is to build and improve homes, neighborhoods, communities, and lives, and build hope and dignity in the people we serve. MHO serves more than 600 households each year, and we build an average of more than 60 new homes each year. Currently, MHO has over 300 homes and apartments under construction, including a 9% LIHTC development, a 4% LIHTC RAD redevelopment in partnership with the local Housing Authority, and a mixed-income homeownership neighborhood.

MHO's activities include: Self Help Homeownership, Homeownership Lending, mixed income homeownership neighborhoods, home repair for very low-income homeowners, and affordable and mixed income rental development. MHO also operates a CDFI (Community Development Financial Institution) which helps finance all of our housing programs.

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We know that more than 10,000 low-income Buncombe County households struggle to afford a safe, attractive home in a good neighborhood. In addition to these economic pressures, historically African American neighborhoods are still fighting the harmful legacy of Urban Renewal programs.

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Learn about Mountain Housing Opportunities' impact: [HERE](#)



Although MHO is a statewide organization, our geographic focus is western North Carolina (WNC), including the City of Asheville. Much of WNC is rural Appalachia where entrenched poverty and shrinking economic activity has left small towns in desperate need of housing and social services. The City of Asheville (population 91,000) has a unique history as a town for medical tourism dating to the late 19th Century when the healthy mountain air was seen as an effective treatment for tuberculosis. Asheville is in the midst of a tourism boom of a different sort, which has left City officials struggling to balance the growing number of visitors with the needs of permanent residents. Because of our low-wage service-based economy, and the high cost of land and homes, a majority of our working population is in need of affordable housing. We know that more than 10,000 low-income Buncombe County households struggle to afford a safe, attractive home in a good neighborhood. In addition to these economic pressures, historically African American neighborhoods are still fighting the harmful legacy of Urban Renewal programs.

Organizational Culture

Mountain Housing Opportunities' organizational culture is dynamic and robust. Our board of directors and staff are diverse, and encourage innovative thinking across every aspect of our work to meet the complex demands of producing and preserving affordable housing.

MHO has led the state of North Carolina in the development of mixed-use, urban complexes that embrace community/commercial development as part of the architectural program. In fact, we developed Glen Rock Depot in Asheville's now burgeoning River Arts District many years prior to the popularization (and gentrification) that this area is experiencing now.

Glen Rock Depot was constructed on a 1.8-acre tract and includes 82 units of affordable rental housing (22 in the adaptive reuse of a historic hotel) and 25,000 SF of commercial space occupied by a variety of neighborhood-building businesses including medical and dental offices. The complex is also LEED Gold, and has solar thermal HW heating with 65 solar panels. This innovative planning and development was fueled by our staff's quest for excellence and economic justice—this is a

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A Rose Fellowship with a specific health focus to our expanded work with rural communities will add tremendous value to rural affordable housing developments.

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former Urban Renewal neighborhood that was abandoned for many years.

Our homeownership department also brought innovative planning and design to the development of Lillie Farm Cove. Lillie Farm Cove is a neighborhood comprised of 46 homes in Weaverville, NC, in the northern part of Buncombe County. The neighborhood has a mix of USDA Self Help, down payment assisted, and market rate homes, but is designed to blend seamlessly as a truly mixed-income neighborhood. Our 2013 Rose Fellow Geoffrey Barton designed all of the energy efficient homes in this neighborhood and collaborated on a site plan driven by smaller lots and higher density.

MHO plans to expand our operations both within Asheville/Buncombe County, as well as to other western counties in North Carolina. For many years, we have had requests to serve these more rural counties and a new Rose Fellow will help us to do so. Bringing a Rose Fellowship with a specific health focus to our expanded work with rural communities will add tremendous value to rural affordable housing developments. Our previous Rose Fellow, Geoffrey Barton, expanded our in-house capacity for schematic design and collaborative community planning. We have also expanded our financial toolkit over the last 5 years, looking beyond the 9% tax credit to produce affordable housing. With MHO's new architectural and financial skillsets, we are poised to make great use of a new Rose Fellow with a Health and Housing focus to add significant capacity for geographic expansion of MHO's service area into the rural counties of western North Carolina.

We plan to utilize our Rose Fellow to move the agenda of "housing as a social determinant of health" forward locally and regionally. We would like our Rose Fellow to closely collaborate with Enterprise's Health and Housing initiative which states the goal "to build on decades of cross-sector collaboration to create and promote healthy housing...to bring together the fields of public

health and affordable housing for the creation and promotion of healthy housing nationwide.” We are excited about the potential for MHO’s partnership to grow with Enterprise in this effort.

Western North Carolina will soon benefit from a major new funding source that will be transformative in the area’s ability to rapidly develop affordable housing. Our regional hospital system, Mission Health (a nonprofit), was recently acquired by HCA Healthcare (a for profit). This sale will generated \$1.5 billion in sales proceeds that will be managed by a new foundation, the Dogwood Health Trust, which will be the single largest charitable foundation (per capita) in America. The Dogwood Health Trust will spend \$50 million or more each year beginning in 2020 across the 18 counties that comprise the Mission Health service area in western North Carolina. Additionally, the hospital will begin paying property taxes, estimated to be \$3-4 million annually. Buncombe County leadership is currently discussing using a portion of this additional revenue as a dedicated funding stream for a County Housing Trust Fund.

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Learn about Asheville, NC [HERE](#) and [HERE](#)

Western North Carolina will soon benefit from a major new funding source that will be transformative in the area’s ability to rapidly develop affordable housing.

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MHO’s more general goals for growth, strategic impact, and transformation include additional rental development in the eastern part of Buncombe County, with a development comprised of 95 apartments in Swannanoa, NC. Swannanoa is an unincorporated small town that is home to many low income and very low income blue collar and tourism workers. As we did at Glen Rock Depot, we plan to get in ahead of the inevitable growth of new development and secure a place for our neediest families to live. Our Rose Fellow Geoffrey Barton developed the original schematic design for East Haven, and has worked with the architects at Housing Studio in Charlotte, NC to develop construction plans.

Another pipeline project we plan our Rose Fellow to work on would be a mixed-income, mixed-use development in downtown Asheville called “Clingman/Hilliard.” This innovative project will be a public-private partnership and our plans are to include the following components: transit-oriented, mixed-income, smaller unit development, lower parking/unit ratio, and green building

In conclusion, MHO’s Rose Fellow will participate in expansion of our core housing programs regionally, as well as a more rapid inclusion of a housing/health lens in all of our work.

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Mountain Housing Opportunities

Asheville and Buncombe County, North Carolina

Organization Vision Statement I:

Position Mountain Housing Opportunities as North Carolina’s housing provider at the forefront of social determinants of health utilizing resources available through the Dogwood Health Trust and other community health partners.



Figure 1: Recently formed Dogwood Health Trust will provide \$50 million or more each year beginning in 2020 across the 18 counties that comprise the Mission Health service area in western North Carolina. Photo credit-Dogwood Health Trust website and Mountain Xpress

Project to achieve vision statement I:

Project I: Health and Housing Toolkit

- **Role of Fellow:** Project Lead
- **Supervisor:** Scott Dedman, Executive Director
- **Timeline:** Duration of fellowship
- **Milestone 1:** Advocate for Affordable Housing as a top priority in funding for social determinants of health in our local community
- **Milestone 2:** Help establish a Affordable Housing Capital Investment Fund at Mountain Housing Opportunities that will assist in funding health and housing initiatives
- **Measurable outcome:** Housing becomes a funding priority for Dogwood Health Trust and other community health resources; Capital Investment Fund at MHO is established and well-funded

Project II: Rural Housing Initiatives that include Health Objectives

- **Role of Fellow:** Project Lead
- **Supervisor:** Geoffrey Barton, MHO lead architect and former Rose Fellow
- **Timeline:** Duration of fellowship
- **Milestone 1:** Identify 3-5 western North Carolina rural communities in need of affordable housing
- **Milestone 2:** At East Haven Apartments (currently under construction) collaborate with first residents to incorporate health programming with identified health outcomes
- **Measurable outcome:** collect initial health screening information as part of initial move-ins, planning/stakeholder meetings planned & implemented identifying specific health outcomes related to local affordable housing; East Haven health programming is integrated seamlessly with local service providers and surrounding amenities like greenways, parks, hiking

Organization Vision Statement II:

Ensure that there is continued community collaboration at Lee Walker Heights as construction moves forward.



Figure 2: Lee Walker Heights resident Design Charrette., Photo credit-MHO

Project(s) to achieve vision statement II:

Project I: Lee Walker Heights

- **Role of Fellow:** “Community quarterback” - collaborator with resident leaders
- **Supervisor:** Geoffrey Barton, MHO lead architect and former Rose Fellow
- **Timeline:** Duration of fellowship
- **Milestone 1:** Evaluate community collaboration to date, reconnect with Lee Walker Heights community leaders
- **Milestone 2:** Establish goals for community collaboration after residents move into redeveloped Lee Walker Heights
- **Measurable outcome:** Goals and objectives are developed for continued collaboration at Lee Walker Heights drawing on community’s strength, resilience, and vision for the future

Project(s) to be co-created with Rose Fellow:

Design and create an urban, mixed income new development in downtown Asheville that is transit oriented—with smaller footprint units and low ratio parking— for Asheville’s service workers.



Figure 3: Local architects & David Baker of David Baker Architects hand drawing concepts envisioned by public housing tenants for Lee Walker Heights. Photo credit: MHO

Project V: Clingman/Hilliard Mixed Income Development

- **Role of Fellow:** Collaborate on design, financing, construction, and placed in service elements of Clingman/Hilliard
- **Supervisor:** Geoffrey Barton, MHO Architect & former Rose Fellow and Mike Vance, Chief Operating Officer
- **Timeline:** Duration of fellowship

ROSE FELLOWSHIP 2020 – 2022

- **Milestone 1:** Complete collaborative design process with MHO staff, key community stakeholders, and project architect
- **Milestone 2:** Assist in developing financial pro formas and sources of funding to construct the complex
- **Measurable outcome:** MHO has a complete design and financial plan ready for construction

Enterprise Rose Fellowship

The innovative model of the Enterprise Rose Fellowship embeds architectural designers and community-engaged artists in place-based community development organizations that are committed to improving the quality of design, sustainability, and community engagement within their projects, throughout their organization, and in their communities.

Benefits of being a Rose Fellow

- + 2-year fellowship position
- + Annual stipend and benefits
- + In-person orientation
- + Two annual, week-long fellowship retreats
- + Professional development allowance and opportunities

Qualifications

Architectural fellowships

- + Applicants must have an accredited architecture degree in order to be considered for the fellowship:
- + NAAB-Accredited Professional Architecture degrees (B.Arch, M.Arch) are accepted for ALL positions
- + LAAB-Accredited Professional Landscape Architecture degrees (B.La, M.La) are accepted ONLY for the positions specified

Arts fellowships

- + Community engaged artists, teaching artists, or culture bearers in all disciplines -- including but not limited to: visual and performing arts, traditional and folk arts, digital media, dance, theater, literary arts and multi-media

All fellowships

- + Applicants must be eligible to work in the U.S. for the entire fellowship period

Key dates

THURS. FEB 27	2:00 - 3:30 PM EST	.....	Webinar: Informational "Meet the Hosts"
THURS. MAR. 19	2:00 - 3:00 PM EST	.....	Webinar: Rose Fellows Application FAQ
FRI. APR. 10	11:59 PM EST	.....	Application Deadline
JUNE 22 - JULY 31		.....	In-person interviews at Host location
AUGUST 15		.....	Final decisions and notifications
OCT 1		.....	Fellowship begins

Learn more

www.enterprisecommunity.org/rose

The Rose Fellowship in Numbers

Over 20 years there has been

84

2000 - 2020
fellows that have been hosted
in over



different cities nationwide and who
have partnered with



host organizations to design and
develop more than



community facilities and over

11,000

units of affordable housing.

Mark Matel
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