

## FY 25 AHSP Application Staff Summary: **AAHH: Emergency Repair**

<b>82</b>	<b>\$7,000</b>	<b>\$1.00 : \$1.01</b>	<b>≤70%</b>	<b>0.0%</b>
Households Served	AHSP Request Per Household	Leverage Ratio AHSP \$ : Other Non-County \$	AMI Target	% Admin Cost

**Project Description:** Asheville Area Habitat for Humanity (AAHH) submitted an **Emergency Repair Program Grant** application requesting **\$574,000** to repair health and safety issues for low-income homeowners, which include households with older adults (55+), people of color, and people with disabilities.

**Affordable Housing Goal:** Preserve the supply of naturally occurring affordable housing (NOAH).

**Affordable Housing Objective:** Impact 500 repair units for households at ≤80% AMI by 2030.

**Summary:** AAHH's request (\$574,000) is intended to repair health and safety issues in 82 homes with household incomes ≤70% of AMI (eight (8) households at 61%-70% AMI, 43 households at 31%-60% AMI, and 31 households at ≤30% AMI.) The request will support an overall project budget of \$1,393,458 (to assist 82 households) and will continue AAHH's emergency repair program through FY25. There is an award of \$100,000 in Buncombe County CDBG-NR funds included in the FY25 project budget. AAHH will use \$140,000 of the \$280,000 in Buncombe County ARPA-FRF funding to support its FY25 project activities. The requested AHSP funds do not support administrative activities.

AAHH currently has 60 approved households on the emergency repair waiting list. AAHH's existing FY24 AHSP award, along with ARPA-FRF and CDBG-NR, will support a minimum of 36 emergency repairs leaving an anticipated balance of 24 households on its waiting list at completion of the existing contract. By June 30, 2025, it is anticipated that an additional 60- 120 households will apply for home repair and may be added to the waiting list. AAHH's Home Repair Director and Project Manager schedule projects for inspections in the order they were received. In-house staff triage the waiting list, prioritizing those projects that pose an immediate threat to clients' health and safety and then complete the repairs.

Repairs typically include repairing steps, widening entryways, adding/repairing handrails, installing walk-in showers, adding grab bars, improving walkways, installing ramps, as well as repairs to plumbing, electrical systems, flooring, roof and gutters, windows and doors, siding, heating and cooling systems, decks and porches, and a variety of other repairs.

**County Funding Source Options:** Buncombe County General Fund and AHSP Program Income.

**Finance Department Assessment of Audits and Financial Position:** AAHH has timely audits free of qualifications and findings. As of June 30, 2023, AAHH's financials show a healthy financial position.

**Recommendation:** Community Development Division staff reviewed the project and confirm it adheres to AHSP requirements and appears eligible for funding. The project appears ready for implementation July 1, 2024. Consideration of full or partial award is recommended given the shovel ready nature of the project and the ability to create immediate impact to Buncombe County households.

PROJECT SUMMARY SHEET		Y/N
<b>Project Description/Narrative</b>		
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
<b>Designed to Serve Households with AMI</b>		
<80%		Y
<50%		Y
<30%		Y
<b>Designed to Serve</b>		
Income qualified general populous eligible for the program		Y
Individuals who are age 55 or older		Y
Individuals with a disability		Y
Individuals who are hard to house		N
Individuals who are homeless		N
Individuals who are BIPOC		Y
Individuals who are justice involved		N
Individuals who have vouchers		N
<b>Project Expenses</b>		
Complete		Y
Reasonable		Y
<b>Project Uses</b>		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
<b>Project Team</b>		
Relevant experience and qualifications to complete the project		Y
<b>Project History</b>		
Indicates success in completing projects in the program category		Y
<b>Applicant</b>		
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