

FY 24 AHSP Application Staff Summary: MHO: Emergency Repair

40 Households Served	\$10,000 AHSP Request Per Household	\$1.00 : \$1.48 Leverage Ratio AHSP \$: Other Non-County \$	≤50% AMI Target	4.8% % Admin Cost
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Project Description: Mountain Housing Opportunities, Inc. (MHO) submitted an **Emergency Repair Program Grant** application requesting \$400,000 to provide home repair services for low-income homeowners with special needs (elderly (62 or above), who are disabled (receiving SSD benefits), who are single parent, who are a veteran, or who have a large family (three (3) or more dependent children under the age of 18).

Affordable Housing Goal: Preserve the supply of naturally occurring affordable housing.

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

Summary: MHO’s request (\$400,000) is intended to repair health and safety issues in 40 homes with households with incomes ≤50% of AMI. The request will support an overall project budget of \$1,113,539.00 (to assist 120 households) and will continue MHO’s emergency repair program through FY24. There are no other Buncombe County funding sources committed in this project budget; however, the project budget includes \$120,000 in Buncombe County ARPA-FRF funds currently being sought in a competitive RFP process. The requested AHSP funds include a 4.8% (\$19,200) allocation to support administrative activities including utilities, office space fees, phone/internet, postage, IT services, among others.

MHO currently has 43 approved households on the emergency repair waiting list. MHO’s existing FY23 award will support a minimum of 24 emergency repairs, leaving an anticipated balance of 19 households on the waiting list at completion of the existing contract. By June 30, 2024, it is anticipated that 40 households will remain on the waiting list. MHO’s in-house staff will perform intake, conduct site visits, and supervise projects/contractors engaged to perform repairs.

Repairs include water heater replacement, plumbing issues, sewer/septic issues, flooring, porches, handrails, stairs, ramps, roof replacement, heating replacement, electrical repairs, grab bars, and bathroom modifications for accessibility. Repairs addressing lack of water, broken water heater, no heat in winter, and septic/sewer issues are addressed immediately and prioritized over other repair requests on the emergency repair waiting list.

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

Finance Department Assessment of Audits and Financial Position: MHO’s Financial Statements are from FY 21. FY 22 statements are preferred; however, MHO’s fiscal year ends December 31 so its FY 22 audit is not yet complete. MHO’s most recent audit (FY 21) includes a finding between MHO and the City of Asheville related to MHO’s HOME funded Downpayment Assistance program, but MHO appears to be addressing the finding. As of December 31, 2021, MHO’s financials show a reasonably 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, 2023. 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
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all guidelines of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
Income qualified general populous eligible for the program		N
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
Project Expenses		
Complete		Y
Reasonable		Y
Project Uses		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Team		
Relevant experience and qualifications to complete the project		Y
Project History		
Indicates success in completing projects in the program category		Y
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y