

FY 24 AHSP Application Staff Summary: Colaborativa La Milpa – PODER Emma NOAH Repair Program

73 Households Served	\$574 AHSP Request Per Household	\$1 : \$2.75 Leverage Ratio AHSP \$: Other Non-County \$	<80% AMI Target	100% % Admin Cost
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Project Description: Colaborativa La Milpa d/b/a PODER Emma Community Ownership submitted an **Administrative Support Program Grant** application requesting **\$41,885** to support its PODER Emma Naturally Occurring Affordable Housing (NOAH) Repair Program.

AHSP Goal: Preserve the supply of Naturally Occurring Affordable Housing (NOAH)

AHSP Objective: 500 repair units for households at <80% AMI

Summary: Colaborativa La Milpa’s request (\$41,885) is intended to support the recruitment, hiring and on-boarding of one (1) bilingual NOAH Repair Program Manager (who will implement repairs in the Emma Community) and purchase of new project management software (ensure efficient management of goals, deliverables, tracking of monitoring and compliance issues, and all documentation for evaluation and reporting). The request will support an overall project budget of \$722,284 which includes: \$115,000 (Dogwood Health Trust), \$200,000 (Buncombe County ARPA), \$182,700 (Buncombe County ARPA – FRF) and \$182,700 (Buncombe County AHSP Emergency Repair Program).

The PODER Emma NOAH Repair Program is anticipated to serve 73 households in FY 24. A total of four staff currently administers the PODER Emma NOAH Repair Program. AHSP funding will support a single position which will help serve the 73 households. Should funding not be available, the position will not be added and the maximum number of households served will still be 73. However, without this position, PODER Emma will have to scale back on other programs.

The PODER Emma NOAH Repair Program will provide critical health, safety, and quality of life home repair to ensure the longevity of mobile homes which often provide deeply affordable housing for Emma residents.

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

Finance Department Assessment of Audits and Financial Position: Colaborativa La Milpa’s Financial Statements are from FY 21. FY 22 statements are preferred; however, Colaborativa La Milpa’s fiscal year ends December 31 so its FY 22 audit is not yet complete. The size of the collective requests to Buncombe County is large for a relatively small organization. The provided audit is clean, and as of December 31, 2021, Colaborativa La Milpa’s financials show a reasonably healthy financial position.

Recommendation: Community Development Division staff reviewed the project, confirm it adheres to the requirements of the FY24 AHSP, and confirm it appears eligible for funding. The project appears ready for implementation July 1, 2023. Consideration of full or partial award may be considered.

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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		Y
Individuals who are homeless		N
Individuals who are BIPOC		Y
Individuals who are justice involved		Y
Individuals who have vouchers		N
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
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