

FY 24 AHSP Application Staff Summary: AAHH: Emergency Repair

77 Households Served	\$7,000 AHSP Request Per Household	\$1.00 : \$1.03 Leverage Ratio AHSP \$: Other Non-County \$	≤70% AMI Target	0.0% % Admin Cost
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Project Description: Asheville Area Habitat for Humanity (AAHH) submitted an **Emergency Repair Program Grant** application requesting **\$539,000** 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.

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

Summary: AAHH’s request (\$539,000) is intended to repair health and safety issues in 77 homes with household incomes ≤70% of AMI (three (3) households at 61%-70% AMI, 42 households at 31%-60% AMI, and 32 households at ≤30% AMI.) The request will support an overall project budget of \$1,198,494 (to assist 77 households) and will continue AAHH’s emergency repair program through FY24. There is a request of \$105,000 in Buncombe County ARPA-FRF funding in this FY24 AHSP project budget. The requested AHSP funds do not support administrative activities.

AAHH currently has 49 approved households on the emergency repair waiting list. AAHH’s existing FY23 award will support a minimum of 45 emergency repairs, leaving an anticipated balance of four (4) households on waiting list at completion of the existing contract. By June 30, 2024, it is anticipated that an additional 60 to 120 individuals will apply for home repair and may be added to the waiting list. AAHH’s 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, 2022, 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, 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		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
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