

## FY 25 AHSP Application Staff Summary: United Community Development of North Carolina – Emergency Repair

<b>15</b> Households Served	<b>\$4,000</b> AHSP Request Per Household	<b>\$1.00 : \$2.35</b> Leverage Ratio AHSP \$ : Non-County \$	<b>≤60%</b> AMI Target	<b>20%</b> % Admin Cost
--------------------------------	--	---	---------------------------	----------------------------

**Project Description:** United Community Development of North Carolina (UCDNC) submitted an **Emergency Repair Program Grant** application for the Equity-Based Home Health & Safety Repair Program requesting **\$60,000** to provide home repair services primarily to low-income households, focusing on BIPOC families with a single parent and minor children.

**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:** UCDNC's request (\$60,000) is intended to repair critical health, safety, and quality of life issues in 15 homes with household incomes ≤60% of AMI (7 units at ≤60% AMI, 5 units at ≤50% AMI, and 3 units at ≤30% AMI). The request will support an overall project budget of \$201,012 (to assist 45 households). The project does not include other Buncombe County funds. The requested AHSP emergency repair funds include a 20% (\$12,000) allocation to support administrative activities like grant management, organizational development services, and office needs.

UCDNC has 15 approved households on its emergency repair waiting list. UCDNC does not have an existing FY24 AHSP award to support its current emergency repair waiting list. By June 30, 2025, it is anticipated that as many as 40-50 households may apply for home repair and may be added to the waiting list. The waiting list is maintained through on-site files in their office by the project manager, if funded UCDNC could purchase customer relationship software to transfer physical files into digital files. UCDNC's Construction Supervisor conducts inspections of the units to determine the most critical health and safety needs and then with staff and volunteers completes the repairs. UCDNC's in-house staff triage the waiting list based on urgent need, allowing them to address emerging crisis-based needs. Services typically include repairs for critical maintenance issues, replacement of water heaters, bathroom modifications, ramps and accessibility features, as well as minor weatherization services.

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

**Finance Department Assessment of Audits and Financial Position:** United Community Development of North Carolina has not provided an audit, most likely due to the size of the organization and annual financial activity. United Community Development of North Carolina's file has a Form 990EZ for tax year ending 12/31/2022 included. Their 2022 Form 990EZ shows an annual expense of \$69,061 and an ending Fund Balance of \$61,974. United Community Development of North Carolina has requested \$60,000 in funding as part of a \$201,012 project. Based on their tax form, \$201,012 will be the most funding for them to receive in one year. This tax form shows a reasonably healthy financial position, but staff will need to balance liquidity needs with the safety of County investment.

**Recommendation:** Community Development Division staff reviewed the project and confirm it adheres to AHSP requirements and appears eligible for funding. Based on the organization’s financial position, UCDNC has indicated the need for any granted funds to be disbursed as incremental advanced payments defined by a schedule of deliverables. 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		Y
Individuals who are homeless or at risk of homelessness		N
Individuals who are BIPOC		Y
Individuals who are justice involved		Y
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		N
Shows a healthy financial position		Y
Is a non-profit applicant		Y