

FY 25 AHSP Application Staff Summary: Colaborativa La Milpa PODER Emma Emergency Repair

24 Households Served	\$10,500 AHSP Request Per Household	\$1.00 : \$0.00 Leverage Ratio AHSP \$: Non-County \$	≤50% AMI Target	0.00% % Admin Cost
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Project Description: Colaborativa La Milpa d/b/a PODER Emma submitted an **Emergency Repair Program Grant** application requesting **\$252,000** to provide home repair services for low-income households to ensure the longevity of manufactured homes in the Emma and Erwin communities.

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: PODER Emma's request (\$252,000) is intended to repair critical health, safety, and quality of life issues in 24 homes with household incomes ≤50% of AMI (12 units at ≤50% AMI, 12 units at ≤30% AMI). The request will support an overall project budget of \$252,000 (to assist 24 households) for the continuation of PODER Emma's emergency repair program in FY25. The project does not include any other Buncombe County funds. The requested AHSP funds do not support administrative activities.

PODER Emma has 25 approved households on its emergency repair waiting list. PODER Emma's existing FY24 award will support a minimum of 7 emergency repairs, leaving an anticipated balance of 18 households on the waiting list at completion of the existing contract. By June 30, 2025, it is anticipated that as many as 52 households may apply for home repair and may be added to the waiting list. The waiting list starts when the homeowner fills out an application. Once submitted, PODER Emma ensures the eligibility of the client. Once approved the client is notified, they are then placed on the waiting list. Applicants are informed of the program through text message alerts if they are a member of PODER Emma, referrals by an existing member of PODER Emma or previous program recipient, or referrals by the property manager of the mobile home park where they rent their land. PODER Emma's in-house staff in collaboration with their home repair partner Chispas (a worker-owned cooperative), conduct inspections of the units to determine the most critical health and safety needs and then complete the repairs. PODER Emma's in-house staff in collaboration with Chispas triage the waiting list based on urgent need via a scoring card, allowing them to address emerging crisis-based needs. Repairs typically include roofs, water damage, flooring, stopping mold growth, improving energy efficiency via HVAC replacement, installing insulation, window replacement, and structural issues.

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 22. FY 23 statements are preferred; however, Colaborativa La Milpa's fiscal year ends December 31, so its FY 23 audit is not yet complete. The provided audit is clean, and as of December 31, 2022, Colaborativa La Milpa'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, 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
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
Project Expenses		
Complete		Y
Reasonable		Y
Project Uses		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		N
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