

## FY 24 AHSP Application Staff Summary: Colaborativa La Milpa PODER Emma Emergency Repair

<b>12</b> Households Served	<b>\$15,225</b> AHSP Request Per Household	<b>\$1.00 : \$0.63</b> Leverage Ratio AHSP \$ : Non-County \$	<b>&lt;80%</b> AMI Target	<b>4.76%</b> % Admin Cost
--------------------------------	---	---	------------------------------	------------------------------

**Project Description:** Colaborativa La Milpa d/b/a PODER Emma submitted an **Emergency Repair Program Grant** application requesting **\$182,700** to provide home repair services for low-income households to ensure the longevity of manufactured homes in the Emma Community and Erwin School District.

**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 (\$182,700) is intended to repair critical health, safety, and quality of life issues in 12 homes with household incomes ≤80% of AMI (four (4) units at ≤80% AMI, four (4) units at ≤50% AMI, and four (4) units at ≤30% AMI). The request will support an overall project budget of \$722,284 (to assist 73 households) for the continuation of PODER Emma’s emergency repair program in FY24. The project includes three (3) other Buncombe County funds: \$200,000 from Buncombe County ARPA (committed), \$182,700 in Buncombe County ARPA-FRF funds currently being sought in a competitive RFP process; and \$41,885 in ARPA Administrative Grant funds currently applied for in AHSP funds. The requested AHSP ER funds includes a 4.76% (\$8,700) allocation to support administrative activities like grant management and organizational development services.

PODER Emma has 42 approved households on its emergency repair waiting list. PODER Emma does not have an existing FY23 AHSP award to support its current emergency repair waiting list. By June 30, 2024, it is anticipated that as many as 72 households may apply for home repair and may be added to the waiting list. The waiting list is through an invitation to its membership program for households with immediate needs. Once AHSP funding is confirmed, a formal intake process will be developed. PODER Emma’s in-house staff in collaboration with their home repair partner Chispas (a worker-owned cooperative) conducts inspections of the units to determine the most critical health and safety needs and then completes the repairs. PODER Emma’s in-house staff in collaboration with Chispas triage the waiting list based on urgent need, 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 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 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.

<b>PROJECT SUMMARY SHEET</b>		<b>Y/N</b>
<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		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
<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		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y