FY 27 AHSP Application Staff Summary: Asheville Area Habitat for Humanity: Emergency Repair

98	$15,000	$1.00 : $1.13	≤80%	0.0%
Households Served	AHSP Request Per Household	Leverage Ratio AHSP $: Other Non-County $	AMI Target	% Admin Cost

Project Description: Asheville Area Habitat for Humanity (AAHH) submitted an **Emergency Repair Program Grant** application requesting **$1,470,000** to repair health and safety issues for low-income homeowners.

Affordable Housing Goal: Preserve the supply of naturally occurring affordable housing (NOAH).

Affordable Housing Objective: Impact 1,000 repair units for households at ≤80% AMI by 2030.

Summary: AAHH's request ($1,470,000) is intended to repair health and safety issues in 98 homes with household incomes ≤80% of AMI (nine (9) households at 61%-80% AMI, 51 households at 31%-60% AMI, and 38 households at ≤30% AMI). The request will support an overall project budget of $8,448,000 (to assist 264 households) and will continue AAHH's emergency repair program through FY27. The AHSP request does not include administrative costs.

AAHH plans to primarily fund traditional repair projects with AHSP funds. AAHH plans to leverage other sources of funding to support disaster repair projects. AAHH estimates that 63% of their total repair work will be disaster related. 10%-30% of the proposed AHSP funding may be used to address homes damaged by Tropical Storm Helene.

AAHH currently has 141 households on its Traditional Home Repair (non-storm related repairs) waiting list. AAHH's existing FY25 AHSP award was amended in response to Tropical Storm Helene to support a minimum of 12 emergency repairs. AAHH's open FY25 award has repaired 14 homes to date, with an average repair cost of $11,404 per home. With their remaining award AAHH could serve up to 36 more homes. This leaves an anticipated balance of 105 households on its waiting list at completion of the existing contract. By June 30, 2026, it is anticipated that an additional 30 households will apply for its Traditional Home Repair waitlist and an additional 25-150 households (contingent on referrals from ReNew NC) added to its Disaster Repair waitlist. AAHH's in-house staff will perform intake, conduct site visits, and perform repairs. In-house staff triages the waiting list and prioritizes projects that pose an immediate threat to clients' health and safety.

Traditional home repairs may include repairing steps, widening entryways, adding/repairing handrails, installing walk-in showers, adding grab bars, improving walkways, installing ramps, plumbing, electrical systems, flooring, roof and gutters, windows and doors, siding, heating and cooling systems, decks and porches, and more

County Funding Source Options: Buncombe County General Fund and AHSP Program Income.
Finance Department Assessment of Audits and Financial Position: Asheville Area Habitat For Humanity, Inc. provided a timely audit free of qualifications and findings. As of December 31, 2024, Asheville Area Habitat For Humanity, Inc.'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, 2026. Consideration of full or partial award is recommended.

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
Aims to impact at least one Social Determinate of Health	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
Individuals who have been affected by Helene	Y
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