FY 27 AHSP Application Staff Summary: Colaborativa La Milpa PODER Emma Emergency Repair

30	$12,650	$1.00 : $1.00	≤80%	9.09%
Households Served	AHSP Request Per Household	Leverage Ratio AHSP $: Non-County $	AMI Target	% Admin Cost

Project Description: Colaborativa La Milpa (CLM) d/b/a PODER Emma submitted an **Emergency Repair Program Grant** application requesting **$379,500** to provide home repair services for low-income households across Buncombe County, with a focus on ensuring 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 1,000 repair units for households at <80% AMI by 2030.

Summary: PODER Emma's request ($379,500) is intended to repair critical health, safety, and quality of life issues in 30 homes with household incomes ≤80% of AMI (five (5) units at 51%-80% AMI, 10 units at 31%-50% AMI, 15 units at ≤30% AMI). The request will support an overall project budget of $759,000 (to assist 60 households) and will continue PODER Emma's emergency repair program in FY27. The applicant is requesting advanced grant payments to prevent delays to critical health and safety repairs. The requested AHSP funds include a 9.09% ($34,500) allocation to support general administrative infrastructure of the organization and general office expenses.

PODER Emma plans to leverage other sources of funding to support its repair program and estimates that 60% of their work will be Helene-related repairs.

PODER Emma has 48 households on its emergency repair waiting list. PODER Emma's existing FY25 AHSP award was amended in response to Tropical Storm Helene to support a minimum of 5 emergency repairs. PODER Emma's open FY25 award has repaired 17 homes to date, with an average repair cost of $8,822.70 per home. With their remaining award PODER Emma could serve up to 9 more homes. This leaves an anticipated balance of 39 households on its waiting list at completion of the existing contract. By June 30, 2026, it is anticipated that an additional 48 households will apply for home repair and may be added to the waiting list. PODER Emma's in-house staff will perform intake, conduct site visits, supervise projects and contractors engaged to perform repairs.

In-house staff triage the waiting list based on urgent need via a scoring card, allowing them to address emerging crisis-based needs. Repairs may include roofs, tree removal, water damaged structures, HVAC replacement, insulation installation, window replacement, structural issues, and more.

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

Finance Department Assessment of Audits and Financial Position: Colaborativa La Milpa provided a timely audit free of qualifications and findings. As of December 31, 2024, 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, 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	Y
Individuals who are homeless	N
Individuals who are BIPOC	Y
Individuals who are justice involved	Y
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