FY 27 AHSP Application Staff Summary:

Council on Aging of Buncombe County: Senior Home Repairs

180	$1,389	$1.00 : $0.52	≤80%	10%
Households Served	AHSP Request Per Household	Leverage Ratio AHSP $: Other Non-County $	AMI Target	% Admin Cost

Project Description: Council on Aging of Buncombe County (COABC) submitted an **Emergency Repair Program Grant** application requesting **$250,000** to provide home repair services for low-income senior (55+) homeowners.

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: COABC's request ($250,000) is intended to repair health and safety issues in 180 homes with households aged 55+ with incomes ≤80% of AMI. AMI targeting is not known currently. The request will support an overall project budget of $378,750 (to assist 300 households) and will continue COABC's Senior Home Repair program through FY27. The requested AHSP funds include a 10% ($25,000) allocation to support insurance costs, professional fees, IT needs, office supplies, equipment rentals, utilities, and other similar items.

COABC primarily plans to fund Helene related repair projects with AHSP funds. COABC plans to leverage other sources of funding to support its repair program. COABC estimates that 75% of their repair work will be disaster related repairs.

COABC currently has 30 households on the emergency repair waiting list. By June 30, 2026, it is anticipated that an additional 30 households will be added to the waiting list. COABC's in-house staff will perform intake, conduct site visits, and contract repairs based on immediate health and safety risks. Once an application is submitted the household is added to the waiting list and offered a referral to a partner organization.

Repairs may include the installation of grab bars and other safety equipment, building and repairing ramps, decks, and railings. Other items include roofing and gutter repairs, siding repairs, indoor and outdoor debris removal, pest control, electrical repairs, plumbing repairs, HVAC repairs, and more.

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

Finance Department Assessment of Audits and Financial Position: Council on Aging of Buncombe County provided a timely audit free of qualifications and findings. As of June 30, 2023, Council on Aging of Buncombe County'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	N
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