



Buncombe County Planning and Development

Nathan Pennington, CFM
Planning Director

MEMORANDUM

To: Affordable Housing Committee

From: Matthew Cable, AICP, Community Development Division Manager
Donna Cottrell, MBA, Business Administrator III

Date: August 20, 2019

Subject: Emergency Repair Report of Activity

The Buncombe County Affordable Housing Services Program includes emergency repair as an eligible program. The emergency repair program is available to for-profit corporations, partnerships, or sole proprietors; private incorporated non-profit agencies with IRS 501(c)(3) or similar designation; or public non-profit agencies. The applicant must have no financial interest in the unit(s) to be repaired. A maximum of \$15,000 can be expended per unit. Any emergency repair performed under the program:

- Must benefit an eligible homeowner (a homeowner with a household income at or below 80% of Area Median Income (AMI) adjusted for household size);
- Must be performed on units where the applicant has no financial interest;
- May include repairs for life safety issues; and
- May be used for retrofitting units for handicapped needs.

The Buncombe County Board of Commissioners has allocated a combined \$444,645 in emergency repair awards through the Affordable Housing Services Program (AHSP) in FY 2018 and FY 2019.

The FY 2018 AHSP included \$181,500 in emergency repair awards which have been fully expended and were utilized to provide emergency repairs to 41 recipients.

The FY 2019 AHSP included \$263,145 in emergency repair awards which have been partially expended. A total of \$126,762.35 have been expended to date, providing emergency repairs to 24 recipients thus far.

The attached tables provide a detailed description of the 65 emergency repairs conducted to date, distinguished by recipient organization and year of allocation as follows: (1) Table 1 describes the FY 2018 allocation to Asheville Area Habitat for Humanity; (2) Table 2 describes the FY 2018 allocation to Mountain Housing Opportunities; and (3) Table 3 describes the FY 2019 allocation to Mountain Housing Opportunities.

EMERGENCY REPAIR PROGRAM

FY 2018

PROJECT ADMINISTRATOR: ASHEVILLE AREA HABITAT FOR HUMANITY, INC.

RECORD OF PAYMENTS AND SUPPORTING EXPENDITURES

Client Number	Project Total Cost	Billed to Client	Percent Billed to Client	Direct Cost Billed to County	Administrative Cost Billed to County	Administrative Cost as Percent of Cost Billed to County	Total Billed to County	Date Sent For Payment	FY Repair Completed	General Description of Work
166471	\$ 4,320.00	\$ 1,026.40	23.76%	\$ 3,293.60	\$ 432.00	11.60%	\$ 3,725.60	11/6/2018	2018	Electrical System Repair, et al.
166472	\$ 5,560.00	\$ 802.00	14.42%	\$ 4,758.00	\$ 556.00	10.46%	\$ 5,314.00	11/6/2018	2018	Roof Replacement
166473	\$ 2,956.65	\$ 890.28	30.11%	\$ 2,066.37	\$ 295.67	12.52%	\$ 2,362.04	11/6/2018	2018	Repair Porch Roof, Repair Kitchen Window, Install New Insulation in Basement, et al.
166474	\$ 9,538.00	\$ 2,490.49	26.11%	\$ 7,047.51	\$ 953.80	11.92%	\$ 8,001.31	11/6/2018	2018	HVAC System Replacement, Install New Waterline to Home, Install Underpinning, Repair Insulation Under Trailer, Replace Window, Repair Two (2) Porches, Install Siding on Front of House, et al.
166475	\$ 1,036.63	\$ 547.90	52.85%	\$ 488.73	\$ 103.66	17.50%	\$ 592.39	11/6/2018	2018	Build Accessibility Ramp at Porch, Relocate Washer/Dryer to Main Floor, Replace Faucet, Replace Sheetrock, Replace Rotted Fascia and Soffit, et al.
166476	\$ 10,700.00	\$ 2,639.00	24.66%	\$ 8,061.00	\$ 1,070.00	11.72%	\$ 9,131.00	11/6/2018	2018	Replace Roof on Addition, Install Flashing, Repair Floor, Install Gutters, Repair/Replace Sewer Line, et al.
166477	\$ 3,558.63	\$ 802.22	22.54%	\$ 2,756.41	\$ 355.86	11.43%	\$ 3,112.27	11/6/2018	2018	Repair Floor, Remove Trees, Replace Oil Tank, Repair Bathroom Drains, et al.
166478	\$ 2,954.00	\$ 927.40	31.39%	\$ 2,026.60	\$ 295.40	12.72%	\$ 2,322.00	11/6/2018	2018	Replace Interior Doors, Replace Entry Doors, Repair Roof, Replace Retaining Wall, et al.
166479	\$ 56.32	\$ 22.10	39.24%	\$ 34.22	\$ 5.63	14.13%	\$ 39.85	11/6/2018	2018	Install Heath Shield Behind Wood Stove, Repair Cracks in Walls/Ceiling
Total	\$ 40,680.23	\$ 10,147.79	24.95%	\$ 30,532.44	\$ 4,068.02	11.76%	\$ 34,600.46	Total		
							Total Paid by Buncombe County	\$ 31,500.00		
							Balance of Allocation Remaining	\$ -		

**EMERGENCY REPAIR PROGRAM
FY 2018 ALLOCATION
PROJECT ADMINISTRATOR: MOUNTAIN HOUSING OPPORTUNITIES
RECORD OF PAYMENTS AND SUPPORTING EXPENDITURES**

Client Number	Project Total Cost	Billed to Client	Percent Billed to Client	Direct Cost Billed to County	Administrative Cost Billed to County	Administrative Cost as Percent of Cost Billed to County	Total Billed to County	Date Sent for Payment	FY Repair Completed	General Description of Work
418009	\$ 500.00	\$ -	0.00%	\$ 500.00	\$ -	0.00%	\$ 500.00	5/31/2018	2018	Carpentry
417065	\$ 3,924.13	\$ -	0.00%	\$ 3,924.13	\$ 74.59	1.87%	\$ 3,998.72	5/31/2018	2018	Accessibility
418010	\$ 5,192.94	\$ -	0.00%	\$ 5,192.94	\$ 97.80	1.85%	\$ 5,290.74	5/31/2018	2018	Heat
418004	\$ 8,360.28	\$ -	0.00%	\$ 8,360.28	\$ 83.51	0.99%	\$ 8,443.79	5/31/2018	2018	Heat Pump and Ductwork
415059	\$ 4,612.98	\$ -	0.00%	\$ 4,612.98	\$ 113.28	2.40%	\$ 4,726.26	7/11/2018	2018	Plumbing & Carpentry
418021	\$ 2,903.24	\$ -	0.00%	\$ 2,903.24	\$ 124.01	4.10%	\$ 3,027.25	7/11/2018	2018	Plumbing
417060	\$ 4,638.63	\$ -	0.00%	\$ 4,638.63	\$ 174.47	3.62%	\$ 4,813.10	7/11/2018	2018	Heat
418018	\$ 2,753.08	\$ -	0.00%	\$ 2,753.08	\$ 114.75	4.00%	\$ 2,867.83	7/11/2018	2018	Roof
417041	\$ 2,150.38	\$ -	0.00%	\$ 2,150.38	\$ 115.04	5.08%	\$ 2,265.42	7/11/2018	2018	Plumbing
Subtotal FY 2018	\$ 35,035.66	\$ -	0.00%	\$ 35,035.66	\$ 897.45	2.50%	\$ 35,933.11	Subtotal FY 2018		
417053	\$ 3,849.63	\$ -	0.00%	\$ 3,849.63	\$ 147.66	3.69%	\$ 3,997.29	8/9/2018	2019	Deck & Low Rise Stairs
418014	\$ 3,901.04	\$ -	0.00%	\$ 3,901.04	\$ 176.35	4.33%	\$ 4,077.39	8/9/2018	2019	Plumbing
418019	\$ 3,082.49	\$ -	0.00%	\$ 3,082.49	\$ 124.70	3.89%	\$ 3,207.19	8/9/2018	2019	Ramp & Landing
413030	\$ 3,755.88	\$ -	0.00%	\$ 3,755.88	\$ 162.94	4.16%	\$ 3,918.82	8/9/2018	2019	Plumbing & Accessibility
417059	\$ 4,410.21	\$ -	0.00%	\$ 4,410.21	\$ 202.35	4.39%	\$ 4,612.56	8/9/2018	2019	Septic
418033	\$ 6,042.82	\$ -	0.00%	\$ 6,042.82	\$ 86.46	1.41%	\$ 6,129.28	9/5/2018	2019	Septic
418027	\$ 7,463.52	\$ -	0.00%	\$ 7,463.52	\$ 148.80	1.95%	\$ 7,612.32	9/5/2018	2019	Septic & Plumbing
418012	\$ 7,105.16	\$ -	0.00%	\$ 7,105.16	\$ 63.05	0.88%	\$ 7,168.21	9/5/2018	2019	Roof
418028	\$ 4,259.50	\$ -	0.00%	\$ 4,259.50	\$ 109.40	2.50%	\$ 4,368.90	10/17/2018	2019	Heat
418011	\$ 6,955.65	\$ -	0.00%	\$ 6,955.65	\$ 209.26	2.92%	\$ 7,164.91	10/17/2018	2019	Roof
418042	\$ 3,738.44	\$ -	0.00%	\$ 3,738.44	\$ 109.40	2.84%	\$ 3,847.84	11/20/2018	2019	Roof
418022	\$ 3,921.75	\$ -	0.00%	\$ 3,921.75	\$ 124.71	3.08%	\$ 4,046.46	11/20/2018	2019	Roof & Plumbing
418020	\$ 5,733.86	\$ -	0.00%	\$ 5,733.86	\$ 145.35	2.47%	\$ 5,879.21	11/20/2018	2019	Ramp
418047	\$ 4,520.82	\$ -	0.00%	\$ 4,520.82	\$ 109.40	2.36%	\$ 4,630.22	11/20/2018	2019	Septic
418043	\$ 2,966.85	\$ -	0.00%	\$ 2,966.85	\$ 170.61	5.44%	\$ 3,137.46	12/19/2018	2019	Low Rise Stairs
418058	\$ 2,636.81	\$ -	0.00%	\$ 2,636.81	\$ 109.40	3.98%	\$ 2,746.21	12/19/2018	2019	Plumbing
418041	\$ 5,735.02	\$ -	0.00%	\$ 5,735.02	\$ 162.94	2.76%	\$ 5,897.96	12/19/2018	2019	Roof & Electric
418045	\$ 5,757.78	\$ -	0.00%	\$ 5,757.78	\$ 162.96	2.75%	\$ 5,920.74	12/19/2018	2019	Landing & Ramp
416060	\$ 6,816.66	\$ -	0.00%	\$ 6,816.66	\$ 124.70	1.80%	\$ 6,941.36	12/19/2018	2019	Roof
418039	\$ 4,626.36	\$ -	0.00%	\$ 4,626.36	\$ 124.01	2.61%	\$ 4,750.37	1/7/2019	2019	Heat
418048	\$ 4,510.20	\$ -	0.00%	\$ 4,510.20	\$ 140.01	3.01%	\$ 4,650.21	1/7/2019	2019	Heat
418016	\$ 3,459.58	\$ -	0.00%	\$ 3,459.58	\$ -	0.00%	\$ 3,459.58	1/7/2019	2019	Roof
418044	\$ 5,778.87	\$ -	0.00%	\$ 5,778.87	\$ 123.53	2.09%	\$ 5,902.40	1/7/2019	2019	Heat
Subtotal FY 2019 YTD	\$ 111,028.90	\$ -	0.00%	\$ 92,653.89	\$ 3,037.99	2.66%	\$ 114,066.89	Subtotal FY 2019 YTD		
Total	\$ 146,064.56	\$ -	0.00%	\$ 127,689.55	\$ 3,935.44	2.62%	\$ 150,000.00	Total Project to Date		
							Total Paid by Buncombe County	\$ 150,000.00		
							Balance of Allocation Remaining	\$ -		

**EMERGENCY REPAIR PROGRAM
FY 2019 ALLOCATION
PROJECT ADMINISTRATOR: MOUNTAIN HOUSING OPPORTUNITIES
RECORD OF PAYMENTS AND SUPPORTING EXPENDITURES**

Client Number	Project Total Cost	Billed to Client	Percent Billed to Client	Direct Cost Billed to County	Administrative Cost Billed to County	Administrative Cost as Percent of Cost Billed to County	Total Billed to County	Date Sent for Payment	FY Repair Completed	General Description of Work
418037	\$ 8,225.00	\$ -	0.00%	\$ 8,225.00	\$ 169.26	2.02%	\$ 8,394.26	3/31/2019	2019	Bath Rehabilitation
419004	\$ 6,619.67	\$ -	0.00%	\$ 6,619.67	\$ 153.36	2.26%	\$ 6,773.03	3/31/2019	2019	Roof
418072	\$ 5,265.75	\$ -	0.00%	\$ 5,265.75	\$ 145.40	2.69%	\$ 5,411.15	3/31/2019	2019	Roof
418057	\$ 5,128.84	\$ -	0.00%	\$ 5,128.84	\$ 177.20	3.34%	\$ 5,306.04	3/31/2019	2019	Roof & Carpentry
418017	\$ 4,221.13	\$ -	0.00%	\$ 4,221.13	\$ 145.40	3.33%	\$ 4,366.53	3/31/2019	2019	Heat
413025	\$ 4,665.45	\$ -	0.00%	\$ 4,665.45	\$ 121.56	2.54%	\$ 4,787.01	3/31/2019	2019	Roof
418073	\$ 7,882.32	\$ -	0.00%	\$ 7,882.32	\$ 161.30	2.01%	\$ 8,043.62	3/31/2019	2019	Roof
415033	\$ 3,116.14	\$ -	0.00%	\$ 3,116.14	\$ 121.55	3.75%	\$ 3,237.69	4/30/2019	2019	Plumbing
418060	\$ 1,896.71	\$ -	0.00%	\$ 1,896.71	\$ 137.46	6.76%	\$ 2,034.17	4/30/2019	2019	Low Rise Stairs
419014	\$ 6,600.03	\$ -	0.00%	\$ 6,600.03	\$ 137.46	2.04%	\$ 6,737.49	4/30/2019	2019	Bathroom Modifications
417031	\$ 2,964.23	\$ -	0.00%	\$ 2,964.23	\$ 129.51	4.19%	\$ 3,093.74	4/30/2019	2019	Plumbing and Carpentry
418070	\$ 3,146.30	\$ -	0.00%	\$ 3,146.30	\$ 153.36	4.65%	\$ 3,299.66	4/30/2019	2019	Sewer Line Repairs
419013	\$ 3,201.94	\$ -	0.00%	\$ 3,201.94	\$ 73.85	2.25%	\$ 3,275.79	4/30/2019	2019	Landing and Stairs (Front and Back)
418066	\$ 4,319.87	\$ -	0.00%	\$ 4,319.87	\$ 137.45	3.08%	\$ 4,457.32	5/31/2019	2019	Roof & Carpentry
419007	\$ 8,637.65	\$ -	0.00%	\$ 8,637.65	\$ 185.16	2.10%	\$ 8,822.81	5/31/2019	2019	Ramp
419016	\$ 10,756.85	\$ -	0.00%	\$ 10,756.85	\$ 185.16	1.69%	\$ 10,942.01	5/31/2019	2019	Septic
419009	\$ 3,553.57	\$ -	0.00%	\$ 3,553.57	\$ 161.30	4.34%	\$ 3,714.87	5/31/2019	2019	Low Rise Stairs
418071	\$ 6,355.01	\$ -	0.00%	\$ 6,355.01	\$ 105.65	1.64%	\$ 6,460.66	5/31/2019	2019	Roof
417058	\$ 891.02	\$ -	0.00%	\$ 891.02	\$ 105.65	10.60%	\$ 996.67	6/30/2019	2019	Roof and Electrical
419005	\$ 913.07	\$ -	0.00%	\$ 913.07	\$ 39.75	4.17%	\$ 952.82	6/30/2019	2019	Plumbing and Roof Repair
419006	\$ 7,071.49	\$ -	0.00%	\$ 7,071.49	\$ 256.70	3.50%	\$ 7,328.19	6/30/2019	2019	Bathroom Modifications
Subtotal FY 2019	\$ 105,432.04	\$ -	0.00%	\$ 105,432.04	\$ 3,003.49	2.77%	\$ 108,435.53	Subtotal FY 2019		
419023	\$ 3,246.04	\$ -	0.00%	\$ 3,246.04	\$ 201.97	5.86%	\$ 3,448.01	8/8/2019	2020	Plumbing and Grab Bars
419008	\$ 6,222.98	\$ -	0.00%	\$ 6,222.98	\$ 185.16	2.89%	\$ 6,408.14	8/8/2019	2020	Roof and Floor Repairs
418040	\$ 8,265.18	\$ -	0.00%	\$ 8,265.18	\$ 205.49	2.43%	\$ 8,470.67	8/8/2019	2020	Roof
Subtotal FY 2020 YTD	\$ 17,734.20	\$ -	0.00%	\$ 17,734.20	\$ 592.62	3.23%	\$ 18,326.82	Subtotal FY 2020 YTD		
Total	\$ 123,166.24	\$ -	0.00%	\$ 123,166.24	\$ 3,596.11	2.84%	\$ 126,762.35	Total Project to Date		
							Total Paid by	\$ 126,762.35		
							Balance of	\$ 136,382.65		