



City of **GREENSBORO** *North Carolina*

Housing Rehabilitation Programs and Guidelines

Neighborhood Development Department

May 5, 2015



Housing Rehabilitation Program Summary

Program Name	Description	Eligibility			Funding Source
			31-50% AMI	51-80% AMI	
Citywide Rehab	Comprehensive housing rehabilitation program for owner occupied homes.	Homeowner	Preference for disabled or imminent threat, max award \$60,000; all code issues addressed; grant for lead paint; deferred loan 3% interest; approx 4 projects per	Preference for disabled or imminent threat, max award 60,000; all code issues addressed; grant for lead paint; amortizing loan 3% interest; approx 2 projects per year	HOME or CDBG
Facilities for Physically Disabled	Addresses barriers to mobility or function in owner occupied homes	Homeowner	Preference for disabled; max award \$10,000, focus on barriers to mobility, requires correction of other code issues; grant; approx 10 projects per year		CDBG
Homeowner Emergency Repair	Addresses identified health hazards in owner occupied homes	Homeowner	Preference for emergency condition; max award \$15,000; focus on eliminating the specific hazard; no correction of other code issues; forgivable loan (10 years); new program; estimate 20 projects per year		CDBG or Nussbaum
MHSC Homeowner Code Compliance	Addresses identified housing code deficiencies in owner occupied homes.	Homeowner	Referral from Code enforcement; max award \$15,000; focus on completion of housing code deficiencies; deferred loan; estimate 6 projects per year		Nussbaum
Rental Housing Improvement Program (RHIP)	Comprehensive housing rehabilitation program for rental properties.	Landlord	7 units or less, max award \$20,000 per structure (1-3 units) or \$7,500 per structure (4-7 units) , all code issues addressed; amortizing loan 3% interest; approx 6 projects per year		CDBG
Housing Reclamation Program	Comprehensive housing rehabilitation program for units under threat of demolition	Landlord	Owner relinquishes control; investor, non-profit or City rehabs property; property is sold to qualified owner or landlord buyer; approx 8 projects per year		Nussbaum
Lead Paint	Remediates lead paint hazards in owner and rental properties	Homeowner and Landlord	Homes built prior to 1978 and containing lead hazards; preference for child under 6; max award \$22,000, grant; approx 75 projects per year with HUD Lead Grant		HUD Lead Grant or CDBG



Housing Rehabilitation Programs

Changes to existing programs:

- Emergency Repair program now addresses health issues related to substandard housing
- Physically Disabled program grant instead of forgivable loan
- Added flexibility to loan terms for heir property
- Revisions to credit and equity requirements

New programs:

- Heating System Repair /Replacement Program
- Section 3 (low income) jobs program
- Multi-family development – East Greensboro
- Single-family development – redevelopment areas
- Housing Reclamation Program
- Homeowner Title Resolution



Requested Actions

- Approval of Housing Rehabilitation Programs and Guidelines
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Questions?