



NASH COUNTY PLANNING DEPARTMENT

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Housing Repair Programs

General Information

NOTE: The following information is offered to provide a general overview of the types of housing repair programs available through Nash County for Low and Moderate Income homeowners. Note that all programs are not always available, and applications are only accepted when grant funds are available for a specific program. Applications must be resubmitted for each grant program. Note that requirements and eligibility are different for each program and may change from year to year.

Ownership:

Typically, grant assistance is available only to Low and Moderate Income homeowners. Ownership is determined by the name on the property deed recorded in the Nash County Register of Deeds. If multiple people are listed on the deed, at least one of those listed must reside in the house as their primary address. In the case of multiple owners, a Power of Attorney may be required to give one person authority to sign documents.

Heir property is not eligible for some programs. Rental property owners and tenants are not eligible to apply for most programs; although there may be some programs we can refer you to that provide assistance for rental properties.

Income Limits:

Grant programs are typically restricted to Low and Moderate Income households. Different programs use different income measures, however. Most programs are based on the some percentage of Nash County Median Household Income, which is determined annually by the federal government (HUD). Most programs limit income to 50% of that HUD amount. Some programs may use 30% or even 80% as the limit. Income limits will vary according to how many people live in the house. Income information must be validated.

Insurance:

Typically, homeowners must carry homeowner insurance on the home during and after construction.

General Eligibility:

In addition to income limits, each grant has its own set of eligibility requirements. Some grants are available only to households with elderly or disabled occupants. Some grants favor families with children, or single parent households, etc. but others households are eligible to apply.

Some programs require that the home have little or no existing mortgage debt, and some programs may not even be concerned with existing mortgages. Homes should not be in danger of foreclosure or owners in danger of bankruptcy.

Rehabilitation work and types of grants:

Typically, there are two basic styles of grant program.

1. Emergency or Urgent Repair grant: One or more crucial repairs can be made to ensure the house is livable. The limit for this type of grant is usually \$5,000, and no note or deed of trust is used to secure the grant funds. Usually, these grants are used for HVAC, roofs, plumbing repairs/septic system repairs and weak or rotting floors. Accessibility ramps and bathroom modifications are also common.
2. Full Rehab/Whole house grants: These programs provide repairs throughout the home, so that the house meets the program standards for all major systems, including floors, HVAC, hot water heaters, roofing, insulation, plumbing, electrical, lead paint testing and treatment, outside stairs & porch rails, etc. These programs typically involve new floor coverings and painting walls and ceilings, and may provide new kitchen cabinets. Appliances are not replaced. (In extreme conditions, a home may be so dilapidated that it requires replacement and cannot be repaired. Grants for replacing homes are rare, but sometimes are available.)

Financing and Paying for the work:

Nash County pays for the construction work with grant funds.

Note and Deed of Trust: In full rehab programs, a significant amount of money is committed, often more than \$30,000. These grants are secured with a “deferred payment loan” that works like a grant, as long as you live in your house for the length of the note. The length of time that the deed of trust is in place depends on the grant program, and on the amount of money used to fix the house, but usually it is 5 – 10 years. A Deed of Trust is recorded to secure the debt, but each year a certain amount of the debt is forgiven. No payments are made by the homeowner. At the end of the term, all the debt is gone.

While the note is in place, the owner may have problems taking out additional loans against the house, like a home equity loan. Also, if the occupants leave the home and move elsewhere or pass away, other family members may be able to stay in the home without repaying the grant funds. If the house is sold or rented out, some money will need to be repaid.

Rehabilitation work oversight:

All repair work is determined by the County’s representative after a site visit to the home. The county takes bids from eligible contractors and county representatives oversee the work. Work performed will meet required codes and standards, and homeowners will have the opportunity to express concerns or dissatisfaction with any work performed. Most programs carry a 1 year warranty on the repair work performed. Any new materials, like roof shingles or a hot water heater, will carry a manufacturer’s warranty.

When to Apply?

Nash County advertises applications in the Rocky Mount Telegram, and on the County’s website at <http://www.co.nash.nc.us/Departments/PlanningandDevelopment.aspx>. A two-year registry is maintained of people who call about home repair programs. A courtesy notice may be sent to all names on the current list, identifying when & where to get an application.