

## **Essential Single Family Rehabilitation (ESFR) Program Available to Iredell County Eligible Homeowners**

Iredell County has been awarded \$175,000 from the North Carolina Housing Finance Agency to rehabilitate five (5) homes scattered throughout Iredell County. The primary goal of the ESFR program is to encourage the essential rehabilitation of scattered-site single-family housing units owned and occupied by lower-income households with an elderly and/or disabled fulltime household member or with a child under the age of 6 whose health is threatened by the presence of lead-based paint hazards and veteran households with incomes at or below eighty percent (80%) of the area median incomes. (See chart below). These funds come from the US Department of Housing and Urban Development Federal HOME Investment Partnership Program.

### **2019 Income Limits for the Iredell County Essential Single-Family Rehabilitation Program**

Number in Household	80% of Median ("Low Income")
1	\$39,600
2	\$45,250
3	\$50,900
4	\$56,550
5	\$61,100
6	\$65,600
7	\$70,150
8	\$74,650

- Income limits are subject to change based on annually published HUD Home Income Limits

**Note:** Income limits are adjusted periodically by The Department of Housing and Urban Development (HUD). The most recent income limits will be used as they become available.

The amount of funds available for the rehabilitation of each home can vary from \$5,000 to \$25,000, depending on the condition of the home. The home must be economically feasible to rehabilitate. Each dwelling unit assisted must meet all requirements of the ESFR Rehabilitation Standards at a cost that is within the program limits. Manufactured Homes are allowed if the foundation and utility hookups are permanently affixed included removal of all transporting equipment (e.g. wheels, axels, tongue) and installation of a full masonry foundation and tie-downs. The property must be current with all taxes.

All work completed must meet the current North Carolina State Residential Building Code standards set forth by the State and be done in compliance with all state and local permitting, inspections, licensing, and insurance requirements. All work completed must meet Iredell County's Minimum Housing Code as well.

Eligible applicants will be served on a first-come, first-serve basis without regard to race, color, religion, gender, national origin, physical or mental handicaps, or family status. ESFR assistance will be provided to eligible owner-occupants in the form of interest-free, forgivable loans covering the costs associated with rehabilitation of the unit. These interest-free loans will be forgiven at the rate of \$3,000 per year. For example, if \$24,000 is spent on housing rehabilitations and the owner lived in the home for eight (8) years after the work is completed, the loan is totally forgiven.

The Western Piedmont Council of Governments will begin taking applications for this program starting on Tuesday, August 6, 2019 through Monday, October 7, 2019. Homeowners desiring additional information or wishing to apply for the ESFR Program may do so by contacting Laurie Powell at 828-485-4249 to receive an application.