



Health and Safety Repair Program

Purpose

To assist low-income homeowners with making repairs due to situations that pose a health and safety risk.

Examples include, but are not limited to:

- Roofs, Damaged or leaking; eaves and siding
- Plumbing - faulty or leaking
- Heating Systems - Inoperable or malfunctioning
- Flooring – Unsafe
- Electrical – malfunctioning or unsafe
- Handicap Accessibility – minor modifications, grab bars, accessible bath tub/shower and/or toilets, handrails, ramp

Eligible Properties

- The home must be located within the city limits of Gastonia
- The home must be in need of repairs that pose a threat to family's health and safety
- The home must be the principal residence for the property owner
- The total household income must not exceed maximum qualifying income (see *Income* below)

Maximum Qualifying Income

Total household income is calculated by adding all of the gross income for ever who lives in the home.

2017	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
50%	\$24,750	\$28,300	\$31,850	\$35,350	\$38,200	\$41,050	\$43,850	\$46,700
80%	\$39,600	\$45,250	\$50,900	\$56,550	\$61,100	\$65,600	\$70,150	\$74,650

* Maximum income amounts change each year.

Grant Description

- Households with incomes of 0 – 50% of the maximum qualifying income are eligible for grant assistance. Grant assistance does not require repayment.
- Grant assistance up to \$5,000 on homes prior 1978, assistance up to \$7,500 prior to 1978 with home meeting one of two exceptions:
 - Is officially certified as free of lead-based paint by an EPA-certified lead-based paint inspector; or
 - A visual inspection identifies no deteriorated paint, and rehabilitation work shall disturb:
 - Less than two square feet (2 sq. ft.) of paint in any one interior room;
 - Less than 10% of the total surface area on any interior component; and
 - Less than 20 sq.ft. on exterior painted surfaces

Loan Description

- Loan assistance: Up to a maximum of \$5,000, and a maximum term of 60 months
- Loan assistance: Up to a maximum of \$7,500 and a maximum term of 60 months (Exceptions on the home do apply if built prior to 1978)
- Households with income between 51 – 80 % of maximum qualifying income are eligible for loan assistance. Loans are based upon ability to pay, and a credit review will be conducted
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- Interest rate is 3%, late payments are applied
- The City of Gastonia has the right to call loan notes due immediately if the applicant fails to make monthly payments or applicant sells the property before the loan is paid in full.

Other Conditions and Exceptions

- Property taxes must be current and the home cannot be in bankruptcy.
- Assets cannot exceed \$20,000.00
- Homeowners who have received rehabilitation or minor repair assistance from the City of Gastonia within the last five (5) years (*from the date of grant or loan satisfaction*) may not be eligible to receive assistance (certain terms and conditions apply).