



Rehabilitation Program Policy

Purpose

The City of Gastonia Rehabilitation Program provides grant and loan assistance for repairs of major operating systems that pose a health and safety risk. Examples of inoperable or failing systems include, **but are not limited to:**

- Roofs
- Plumbing
- Heating Systems
- Flooring
- Electrical
- 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 the 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 the gross income of all household members.

2019	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
50%	27,650	31,600	35,550	39,500	42,700	45,850	49,000	52,150
80%	44,250	50,600	56,900	63,200	68,300	73,350	78,400	83,450

* Maximum income amounts change each year.

Grant Description

- Households with incomes of 0 – 50% are eligible for grant assistance. Grant assistance does not require monthly payments.
- Grant assistance from \$7501.00 up to a maximum \$25,000.00
- A lien will be placed on the property for 10 years, this lien will pro-rate 1/10th each year. If home is sold or is no longer the owner's primary residence within the 10 year period the remaining balance of the grant will become due and payable to the City of Gastonia.

Loan Description

- Loan assistance from \$7501.00 up to a maximum of \$25,000, and a maximum term of 15 years at an interest rate of 1%.
- 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
- 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 or a payment plan must be in place and the home cannot be in bankruptcy.
- Assets cannot exceed \$20,000.00
- Homeowners who have received rehabilitation 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).
- We will bring the system we are repairing up to minimal code.
- Homes built prior to **1978** will be tested for lead based paint. If the house tests positive for lead paint then Rehabilitation Standards for lead will be followed by the Contractor.

- Homes cannot exceed tax values for the 221(D)(3) rate for Gaston County.
- A waiting list will be made with priority given to disabled home owners, larger families and persons 62 and older.
- Must be able to verify owner's homeowners insurance
- The cost of repairs cannot exceed 75% of the tax value of the home.
- Rehabilitation is not limited to the above working systems however we will be looking at these systems in the house first as a need for repair. There will be ***no cosmetic work done for rehab.***

Other systems considered:

- Windows and doors
- Clearing brush and debris from the home
- Light and ventilation
- Insulation and weather proofing
- Gutters, downspouts, flashing
- Water heater
- Site improvements (ex: diversion of water away from the home to prevent saturation detrimental to the structure.