



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2022-716

Agenda Item# I. 1.

Agenda Date: 11/15/2022. **Department:** Housing and Neighborhood Development
Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 - 716 Resolution Establishing a Home Repair GSO Program

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: NA

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Contact 2 and Phone: Cynthia Blue, Ext 7376

PURPOSE:

City Council consideration is requested for the establishment of a Home Repair GSO grant program to address the repair needs of low income homeowners.

BACKGROUND:

The Housing GSO 10 year affordable housing plan identified a need for homeowner housing repair resources. The City has had a long-standing housing rehabilitation program which provided 20 year deferred or repayable loans for comprehensive rehabilitation (where all deficient systems and finishes in the house were improved). Many low income homeowners were denied access to rehabilitation services due to property title issues, inability to meet credit terms, or repair needs in excess of program guidelines. Additionally, the administrative burden of application management, loan underwriting and construction project management limited the number of projects which could be completed each year. In order to provide expanded service and to better meet the needs of low income homeowners, the proposed Home Repair GSO grant program would limit funding to essential repairs, and leverage the staff and resources of local non-profit repair programs through a request for proposals process.

Housing repair programs, both locally and across the state, were surveyed for their services offered and programmatic terms to identify norms in eligibility, costs, and priorities. Additionally, the Harvard Joint Center for Housing Studies published a [report on housing rehabilitation and repair services](#), which outlined national program norms. These have been incorporated into the following recommended program standards:

Home Repair GSO Grant Program - Key Program Terms:

The Home Repair GSO Grant Program is designed to address major system failures, remediate dangerous conditions, or provide additional accessibility to homeowners.

Eligible Participants

Households under 60% Area Median Income

Fee Simple Ownership

Homeowner must have owned property for at least 5 years and live there as principal residence.

Homeowners are eligible for one repair grant in a 10 year period.

Eligible Properties

Residential properties located within the City of Greensboro

Maximum property value limits as annually determined by HUD

No known environmental contamination, untreated infestation or hoarding conditions

Properties under a Minimum Housing Order to Repair must be repaired to a point where the assistance will bring the property into compliance.

Eligible Types of Repairs

All properties must receive smoke and carbon monoxide safety measures to meet code.

Eligible system repairs include:

- Roof repair or replacement

- HVAC repair or replacement

- Electrical or gas system repair or component replacement

- Plumbing or hot water system repair or component replacement

- Structural system failure

- Fire safety installation or replacement

- Foundation structural repair

- Flood danger mitigation

- Tree danger mitigation – (limited scope)

Properties may not be left with a major code violation. For properties that have additional major violations, other agency resources must be targeted to non-program covered violations, or the case must be denied for this program.

Funding Limit

Program funds are limited to 3 eligible systems and \$20,000 maximum. Installation of battery powered smoke and carbon monoxide detectors, required GFIs, and visible address numbers will not count as a system.

Grant Documentation

Funding is provided as a grant to non-profit agency and to homeowner.

Funding terms and conditions for external partners would be outlined in a request for proposals and the contracts would be brought for City Council approval.

BUDGET IMPACT:

Housing bond funds and Community Development Block Grant funds are already allocated for this use.

ACCOUNT NUMBER:

N/A.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council authorize the establishment of a Home Repair GSO grant program to address the repair needs of low income homeowners.