

Category	Winston-Salem	Charlotte	Greensboro	Raleigh	High Point	Recommendation
PURPOSE To assist low-moderate income persons with the rehabilitation of their existing homes.	Yes	Yes	Yes	Yes	Yes	Same
SOURCE OF FUNDS <ul style="list-style-type: none"> CDBG & HOME Grant Trust Bond 	Yes Yes No Yes	Yes Yes Yes Yes	Yes Yes No Yes (\$25mil)	Yes Yes No No	Yes Yes No No	Same
ELIGIBLE APPLICANTS <ul style="list-style-type: none"> Owner Occupied Non-Owner Occupied 	Yes Yes	Yes Yes –(Lead Grant)	Yes Yes	Yes No	Yes No	Same
ELIGIBLE PROPERTIES <ul style="list-style-type: none"> Located within the city Single Family (1-4) Must have sub-standard conditions Must meet minimum housing code (MHC) standards after rehab 	Yes Yes Yes Yes	Yes Yes Yes Yes	Yes Yes Yes Yes	Yes Yes Yes Yes	Yes Yes Yes Yes	Implement guidelines to protect staff and contractors when homes are infested and homeowners are hoarders.
ASSISTANCE TYPE <ul style="list-style-type: none"> Repayable loan Forgivable loan Deferred loan Forgivable grant 	Yes Yes Yes Yes	No No No Yes (Deed restrictions)	Yes Yes Yes (majority) Yes	No Yes Yes Yes	Yes Yes	Same
PROGRAM TYPE <ul style="list-style-type: none"> Rehabilitation Emergency Repair Urgent Repair (elderly) Targeted Area (i.e., TURN) Handicap Assistance Hazard Reduction / Lead Grant 1st Time Homebuyer Assistance Down Payment Assistance 	Yes Yes Yes Yes Yes Yes Yes Yes	Yes Yes Yes Yes Not Specified Yes (Lead Grant) Yes Yes	Yes Yes Yes Not specified Not Specified Yes (Lead Grant) Yes Yes	Yes Yes Not Specified Yes Not Specified Not Specified Yes Yes	Yes (minimal) Yes Yes (lower income) Yes (market segmentation study identified areas) No No Yes	Certify applicants do not have cash-on- hand to complete needed repairs.
STAFF SIZE	8	9	5	4	4	Hire 2 nd TURN loan officer
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AVERAGE REHAB CASES COMPLETED PER YEAR	27	20	20+	15	2 (Majority of cases are Emergency)	Increase pending approval of recommendations.
LOAN TERMS <ul style="list-style-type: none"> • % AMI • Max Loan Amount 	200% - TURN 80% - Other \$45,000	<60% \$42,000 \$19,000 - Lead Grant	80% \$90,000	80% / \$90,000 50% / \$7,500	80% - Rehab 50% - Urgent Repair No max loan amount. Case-by-case basis	Increase max assistance amount to reduce using other funding sources.
APPLICATION INTAKE	Year Round	Prelim Apps: 10/1-11/23 Heating repairs: 11/1-3/30 Emergency repairs: year round	Year Round	Year Round	Year Round	Establish rehab application intake period, with cut-off after receipt of first 20 applications. This process would be implemented after existing backlog in rehab applications (89 pending) is significantly reduced.
EQUITY RESTRICTIONS	Yes	None. Must be current on existing mortgage and all property taxes	Yes. Available equity must exceed amount of assistance.	None	Yes. Available equity based on tax value	Full rehab cases would require appraisal subject to completion of repairs to determine maximum loan amount.
APPROVING ENTITY	Loan Committee	Sr. Mgr. If assistance amount exceeds approval limit, City Mgr. approval required.	Sr. Mgr. If assistance amount exceeds approval limit, City Mgr. approval required.	Sr. Mgr. If assistance amount exceeds approval limit, City Mgr. approval required.	Loan Specialist / Loan Officer	Delegate approval authority to Assistant City Manager for Community Development in an effort to expedite loan approvals. Staff and ACM to establish amicable timeframe for weekly approvals versus existing monthly approvals.
REPEAT ASSISTANCE	Yes. Eligible for difference of current balance.	Not Specified	Not Specified	Not Specified	Yes. If previous assistance >\$25K, cannot re-apply. If prior assistance within 5 yrs., cannot re-apply.	If the property has received a full rehab, repeat assistance would be allowed one time, but only for emergency repairs (life threatening).
PROCESSING TIME	30-90 Days	90 Days	150 Days	90-120 Days	Not specified	Consider other options for assumption and conversion process in order to increase available processing time to focus on new loans and reducing backlog.