



Winston-Salem

**Neighborhood Services
Department**

LENDING GUIDELINES MODIFICATIONS

2024

2024 Update and Changes

Program Overview

Proposed Changes: Eligibility Criteria

Proposed Change: Loan Amount

Proposed Change: Loan Structure

Income Limits for each Income Category

Next Steps



Winston-Salem
Neighborhood Services
Department

Program Overview

(TURN) Program

- The purpose of the TURN program is to rehabilitate qualifying homes and promote a better sense of livability in the existing housing stock in Winston-Salem.

Emergency Repair Program

- Designed to correct conditions that are detrimental to the public health, safety, and general welfare of citizens living in homes in targeted geographic areas.

Hazard Reduction Program

- Designed to provide homeowners with financial assistance to remove hazardous materials from their home (i.e. Lead Based Paint and asbestos).

Physical Accessibility Program

- Designed to provide homeowners with financial assistance with architectural barriers that create a physical impediment to the mobility of handicapped residents.

Proposed Change: Eligibility Criteria

Eligible Applicants

- Own and occupied resident for at least 1 year
- Investor applicants must've owned the home for at least 1 year
- Be current or on a payment plan for property taxes
- Not currently or at risk of experiencing bankruptcy or judgment
- Homeowner's income must be below 80% of the household Area Median Income (AMI)
- Investor's income must be below 120% of the AMI

Eligible Properties

- Located within the city limits of Winston-Salem
- Single-family detached home
- Homeowner insurance is current and includes fire insurance policy

Ineligible Properties

- Existing foreclosures, reverse mortgages, IRS or property tax liens

Eligible Repairs

Exterior:

- Roofing (includes gutters & chimney)
- Siding and mortar
- Windows and doors
- Existing ADA accommodations

Interior:

- Sub-floor systems
- Electrical systems
- Plumbing & hot water heater systems
- HVAC system
- Wall and ceiling patching



Proposed Change: Loan Amount

TURN Program

- Loan amount will remain at \$65,000 per home
- Repeat assistance will not be allowed

Emergency Repair Program

- Loan amount will increase to \$20,000 from \$15,000 per home
- Repeat assistance can be allowed on a need's basis

Physical Accessibility Program

- Loan amount will remain at \$15,000 per home
- Repeat assistance will be allowed on a need's basis

Hazard Reduction Program

- Loan amount will increase from \$15,000 to \$20,000 per home
- Repeat assistance will not be allowed

Proposed Change: Loan Structure

TURN, Emergency Repair Program, and Hazard Reduction

Owner-Occupied Homes

- 5-year deferred forgivable loan
- 0% interest
- 10-year affordability clause in the event of the sale of property

Investor Homes

- 10-year direct loan
- 10% of the loan is forgiven annually
- 0% interest
- 15-year affordability clause in the event of the sale of property

Physical Accessibility Program

Owner-Occupied Homes

- Grant
- 10-year affordability clause in the event of the sale of property

Investor Homes

- 10-year direct loan
- 10% of the loan is forgiven annually
- 0% interest
- 10-year affordability clause in the event of the sale of property

Income Limits for each Income Category

Household sizes from 1 to 8

**City of Winston-Salem
Income Limits – Housing Programs
Effective 6/15/23**

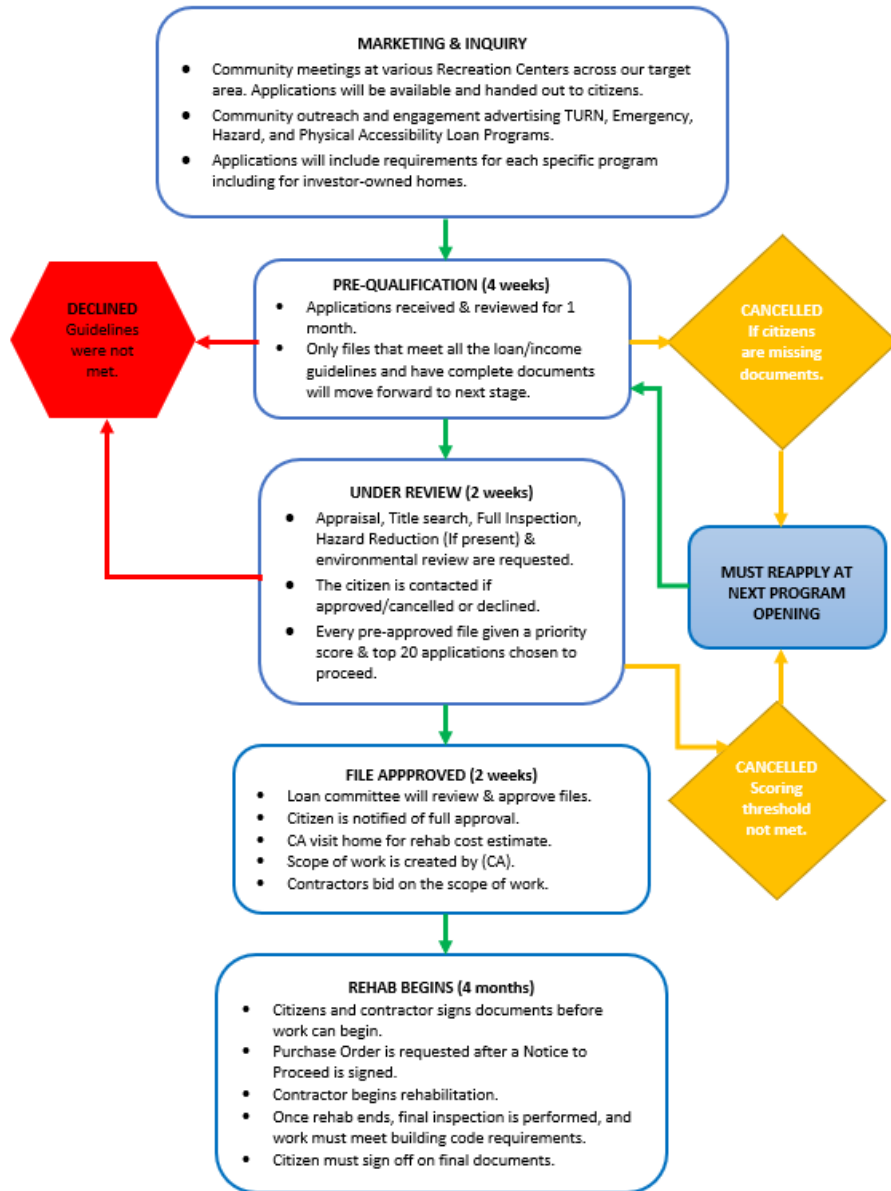
INCOME LIMITS FOR EACH INCOME CATEGORY FOR HOUSEHOLD SIZES 1 TO 8:									
<i>Household Size</i>	30%	50%	60%	65%	80%	100%	120%	150%	200%
1	\$17,150	\$28,550	\$34,260	\$39,040	\$45,650	\$60,060	\$68,450	\$90,090	\$120,120
2	\$19,600	\$32,600	\$39,120	\$44,620	\$52,200	\$68,640	\$78,250	\$102,960	\$137,280
3	\$22,050	\$36,700	\$44,040	\$50,190	\$58,700	\$77,220	\$88,000	\$115,830	\$154,440
4	\$24,450	\$40,750	\$48,900	\$55,770	\$65,200	\$85,800	\$97,800	\$128,700	\$171,600
5	\$26,450	\$44,050	\$52,860	\$60,230	\$70,450	\$92,660	\$105,600	\$139,000	\$185,330
6	\$28,400	\$47,300	\$56,760	\$64,690	\$75,650	\$99,530	\$113,450	\$149,290	\$199,060
7	\$30,350	\$50,550	\$60,660	\$69,150	\$80,850	\$106,390	\$121,250	\$159,590	\$212,780
8	\$32,300	\$53,800	\$64,560	\$73,620	\$86,100	\$113,260	\$129,100	\$169,880	\$226,510

Source: HUD and NS (for Winston-Salem MSA).

Customer Service & Application Process

Applications will be accepted and reviewed on a cycle every 6 months for 4 weeks.

- 2024 TURN loan application intake cycle schedule: June 1st – 30th
- Applications will be available and handed out to citizens in a series of community meetings in each ward.
- The pre-qualified applications will be scored based on defined criteria and ranked according to those criteria to ensure an equitable process



Neighborhood Services Open House Series*:
Beginning at 6 pm

North Ward – Hanes Hosiery Rec. Center

East Ward – Minnie Lee Davis Harris Rec. Center (14th Street)

Northeast Ward – Carl H. Russell Rec. Center

Southeast Ward – Sprague Street Rec. Center

South Ward – Georgia Taylor Rec. Center

Southwest Ward – Miller Park Rec. Center

West Ward – South Fork Rec. Center

Northwest Ward – MLK Rec. Center

Contractor Kickoff Meeting(s):

- 5th Floor of Bryce A Stuart Building in the public meeting room
- We will offer Zoom option for contractors who can't make it in person meetings



Community Outreach Strategy

****This series will begin within 2 months of the program start date***



Questions

Neighborhood Services Department
Lending Division
336-734-1284 or email at
NS-Lending@cityofws.org