

Resolution #21-0312  
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**RESOLUTION APPROVING MODIFICATIONS TO LENDING GUIDELINES FOR  
THE CDBG/HOME REHABILITATION PROGRAM TO REALIGN WITH PROGRAM  
OBJECTIVES**

**WHEREAS**, the City of Winston-Salem established various single-family homeowner rehabilitation programs to: ensure living environments meet the Minimum Housing Code; correct conditions that are detrimental to the public health, safety, and general welfare; arrest deterioration of property and neighborhoods; and preserve the City's existing housing stock; and

**WHEREAS**, in February 2019 the Mayor and City Council approved a resolution to revise the rehabilitation program lending guidelines and increase the amount of assistance, eliminate deferred loan assistance, and modify loan durations; and

**WHEREAS**, the Community Development Department performed an assessment of the CDBG/HOME rehabilitation program to determine ways to enhance efficiencies, effectiveness, and customer service; and

**WHEREAS**, the Community Development Department has determined that further modifications to the CDBG/HOME rehabilitation program will better serve the public and align with program objectives; and

**WHEREAS**, modifications to the program will enable a focus on the most urgent needs presented by homeowners, identified as: roof and gutters; electrical; plumbing and water heaters; heating, ventilation and air conditioning (HVAC); and structural/flooring; and

**WHEREAS**, additional modifications to the program reducing the length of time for a lien encumbrance from 20 to 10 years will also better serve the public and align the length of the encumbrance with the cost of repairs.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of the City of Winston-Salem approve modifications to the CDBG/HOME rehabilitation program guidelines as follows:

1. Repairs performed under the CDBG/HOME rehabilitation program and in compliance with CDBG and HOME regulations will focus on:
  - a. Roof and gutters
  - b. Electrical
  - c. Plumbing and Water Heaters
  - d. Heating, Ventilation and Air Conditioning (HVAC)
  - e. Structural/Flooring
2. The lien encumbrance resulting from the provision of CDBG/HOME assistance will terminate at the end of ten years from the date of the recorded Deed of Trust.