

Priority Ranking System for Transylvania County's HOME Funds 2017 Homeowner Rehabilitation Program

<b>Special Needs</b>	<b>Points</b>
Elderly Head of Household (62 or older)	75
Disabled Head of Household	75
Single-Parent Household with child/children occupants below age 18	30
Disabled or Elderly Household Member (not head of household)	30
Located Farther than 1 mile from a Grocery Store	25
Large Family (5 or more permanent residents)	20
Child or Children occupants below the age of 18	30

<b>Household Income</b>	
Less than 30% of Area Median Income	60
30% to 50% of Area Median Income	50

<b>House Characteristics</b>	
Built after 1978	Yes/No
5 or more Priority I Housing Repair needs	20

**Definitions:**

**Elderly:** An individual age 62 or older.

**Disabled:** A person who has a physical, mental or developmental disability that greatly limits one or more major life activities, has a record of such impairment, and is legally regarded as having such impairment.

**Head of Household:** The person or persons who own(s) the home.

**Household Member:** Any individual who is an occupant of the unit to be rehabilitated shall be considered a "household member". The number of household members will be used to determine household size. All household members are subject to income verification.

**Occupant.** An occupant is defined as any immediate family member (mother, father, spouse, son/daughter of the head of household, regardless of the time of occupancy); a non-family member who has resided in the dwelling at least 3 months prior to the submission of the household's application.

**Single-Parent Household.** A household in which one and only one adult resides with one or more dependent children. A grandparent raising their grandchild(ren) would qualify under this category.

**Located 1 mile from a Grocery Store:** For this project, homes located further than one (1) mile from a grocery store by road are considered out of walking distance from a grocery store.

**Large Family.** A large family household is composed of five or more individuals, at least four of which are immediate family members.

**Built after 1978:** Are houses built between 1979 and 2016. Houses constructed in 1978 and before, have a higher potential of lead paint. Lead paint abatement is very costly and would likely push the project cost for a house built before 1978 beyond the rehabilitation amount available from this grant funding.

**Priority I – Housing Systems:** Are rehabilitation activities that may be included in the scope of work to ensure the home meets the North Carolina Building Code (2012). The “HOME Homeowner Rehabilitation Program POLICY & PROCEDURE MANUAL” identifies eligible Priority I Housing Systems as:

- Repairing electrical wiring, fixtures or systems
- Repair/replace mechanical systems including heating, venting and air-conditioning (HVAC)
- Repair/replace structural components such as roofs, posts, beams, structural and load bearing walls, etc.
- Repair foundations and or chimney
- Repair/replace plumbing, including creating utility connections if necessary
- Health and safety items
- Removal or replacement of attached building components (deck, porch) that were specifically cited as a code violation by Transylvania County
- Miscellaneous code violations
- Repair, replace, and/or install rain gutter system
- Repair or replace damaged/non-functional doors and windows
- Grade the site to direct the flow of rainfall or melting snow away from structure