

2017 HOME INFORMATION SHEET



Transylvania County now has a grant to bring homes up to code. This grant will fund the 2017 HOME Homeowner Rehabilitation Program and will support the repair and rehabilitation of three (3) homes in Transylvania County. This funding is available only for owner-occupied, single-family, low-income homes. Recipients will be selected and prioritized based on the special needs and income of the household, as well as the repair needs of the house. It is the responsibility of the homeowner to submit true and accurate financial and other information required to document eligibility for the program.

Transylvania County will verify applicants meet the following requirements:

- The owner lives in the home full-time.
- The home is a single-family residence (mobile homes, duplexes and apartments do not qualify).
- Income for the last two years is less than 80% of county median income (incomes exceeding 80% do not qualify).
- Payments are current for Transylvania County taxes, homeowner's insurance, flood insurance (if applicable), and utilities

Home repair and rehabilitation funded through this program must focus first on all work necessary to meet North Carolina Building Code (2012). Priority housing systems include:

- 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

If selected for participation in this grant funded program, the homeowner must:

- Make reasonable accommodation to the schedules of the Contractor and Transylvania County for the purposes of inspections, completion of work, etc.
- Participate in identifying the priority of all work items essential for bringing the structure to code.
- Review, execute, and understand the contract, work write-up, and associated documents.
- Notify the Contractor and Transylvania County of any concerns during the construction period and during the warranty period.
- Participate in the final inspection and executing the Certificate of Final Inspection report.
- Repay the prorated share of the project cost that may not yet be forgiven under the terms of the lien, if the property is sold within five (5) years of completion of work, per loan agreement.
- Provide proper maintenance to all installed items/components to help minimize premature failure or damage.
- Maintain required homeowner insurance and if located in a Special Flood Hazard Area, flood insurance for the duration of the lien.

For more information contact the Transylvania County Planning and Community Development Department.

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