

Wake County Homeowner Programs

Wake County Housing Affordability & Community Revitalization

April 30, 2024



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Rehabilitation Grant Program Overview

Elderly & Disabled Home Rehab Program

- Grants up to \$20,000

Emergency Home Rehab Program

- Grants up to \$5,000

***Additional funding is available for
well & septic repairs and lead
paint assessment & mitigation**

Program Qualifications

- Income does not exceed 50% of Wake County's area median income
- Property tax value does not exceed \$341,000
- Personal asset value does not exceed \$25,000 (excluding property value)
- Up to date on mortgage and property tax payments
- Home must be on a permanent foundation
- Home must be located in Wake County, outside of Raleigh and Cary
- No outstanding loans with the county
- At least 62 years old and/or disabled*

Income Eligibility

Size of Household	50% of Area Median Income
1	\$42,850
2	\$48,950
3	\$55,050
4	\$61,150
5	\$66,050
6	\$70,950

What the Grants Cover

- Handicap accessible upgrades (building ramps, widening doorways, installing walk-in tubs, etc.)
- Safety issues (fixing tripping hazards, electrical issues, etc.)
- HVAC repairs and replacements
- Roof repairs
- Lead-based paint removal
- Radon testing and mitigation
- Well and Septic Repair Program
- Applicants may be eligible for funding from more than one of our programs

What the Grants DON'T Cover

- Mold
- Bedbugs
- Fixing/replacing windows*
- Cosmetic repairs*

Process from Start to Finish

- **Step 1:** Screening questionnaire
- **Step 2:** Full application and review
- **Step 3:** Applicant meets with consultant
- **Step 4:** Contractor is selected and meets with applicant
- **Step 5:** Contractor completes work, applicant signs certificate of satisfaction
- **Step 6:** Applicant has 1 year warranty on repairs (3 years for roofs)

Coming Soon – Major Home Repair Loan Program

- Loans up to \$90,000
- No interest
- 10 year term with 10% forgiveness each year

If you don't qualify for our grant programs, you may qualify for our new loan program.

Additional Resources

Housing Rehab Programs

<p>Resources for Seniors Resourcesforseniors.org 919-872-7933</p>	<p>Central Pines Regional Council Centralpinesnc.gov 919-558-9392</p>
<p>USDA Home Loans and Grants 919-300-4866</p>	<p>Rebuilding Together of the Triangle Rttriangle.org 919-341-5980</p>
<p>Duke Energy Weatherization Program 919-825-9983</p>	

Additional Resources

County Programs

Resources for Veterans

Wake County Veterans Services

919-268-7456

919-212-VETS

Utility Bill Assistance

Wake County Health & Human
Services

919-212-0476

Hs.energy@wake.gov

Property Tax Assistance

Wake County Tax Office

919-856-5400

taxhelp@wake.gov

Affordable Homeownership Program (AHP)

Home purchase assistance loans up to \$50,000

- Can be combined with other programs

First-time homebuyers earning up to 80% of the AMI purchasing a home in Wake County outside of Raleigh or Cary may qualify



Qualifications and Terms

Qualifications

- 80% AMI and below
- Have not owned a home in the past three years
- 640 or greater credit score
- Existing or new construction home anywhere in Wake County outside of Raleigh or Cary
- No purchase price limit

Loan Terms

- 0% interest, deferred payments
- 20-year term, forgivable 25% every 5 years
- Must continue to reside in home as primary residence
- Outstanding balance repayable at sale or move-out
- Loans can be assumed by a qualifying buyer

Income Eligibility

Size of Household	80% of Area Median Income
1	\$68,560
2	\$78,320
3	\$88,080
4	\$97,840
5	\$105,680
6	\$113,520

Approved Lenders



Receiving Assistance

- Contact DHIC to confirm qualification
 - (919) 615-3720 or WakeAHP@dhic.org
- Partner with an approved lender
- Complete homebuyer education



Questions?

Rehab Programs Contact:

919-856-5906

Kaitlyn.warren@wake.gov

Affordable Homeownership Contact:

DHIC

919-615-3720

WakeAHP@dhic.org



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