



Homeowner Rehabilitation Programs

PURPOSE — To assist low to moderate income households with making needed repairs to their existing home.

SOURCE OF FUNDS — HOME Investment Partnerships (HOME), Community Development Block Grant (CDBG), Affordable Housing Bond, or Other State and Federal sources when available.

APPLICANT ELIGIBILITY — An applicant must comply with the following to be considered eligible:

- Own the property as their primary residence
- Fall within the requirements of a Low–Moderate income household
- Presently occupy the property
- Current on mortgage and taxes

ELIGIBLE PROPERTIES — The property:

- Must be located within the City limits of Greenville.
- Must be a traditional single-family home, duplex, condominium, or townhome.
- Must be suitable for rehabilitation. A property is considered unsuitable for rehabilitation if it is dilapidated or deteriorated beyond feasible economic repair.
- The post repair estimated value of the home, using Zillow, must be greater than all outstanding mortgages and lines of credit
- Must meet minimum property standards after rehabilitation.

ELIGIBLE COST — Funds can be used to cover the following cost:

- Attorney fees
- Lead Testing/Abatement fees for properties built before 1978 and Asbestos Testing/Abatement when necessary
- Rehabilitation cost
- Storage container fee

RELOCATION POLICY — The City does not provide assistance to homeowners who are required to move during the renovation/repairs of their homes since participation in the homeowner rehabilitation program is voluntary and does not involve permanent displacement.



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LOAN TERMS —

REHAB PROGRAM	Various Special Loans (Grant)	CDBG/HOME Deferred Loan (Grant)	CDBG/HOME Deferred Loan (Part Grant/Part Loan)	Affordable Housing Bond Amortizing Loan
Property	Within City Limits of Greenville	Within City Limits of Greenville	Within City Limits of Greenville	Within City Limits of Greenville
Homeowners Age	Restrictions are based on which program	No restriction	No restriction	62+ unless physically disabled, then 55+
Income Maximum	No greater than 80% of median income as defined by HUD	50% of median income or below as defined by HUD	50.1%–80% of median income as defined by HUD	120% as of median income as defined by HUD
Max Loan Amount	Varies by program	\$60,000.00	\$60,000.00	\$20,000.00
Interest Rate	0%	0%	0%	0%
Monthly Payment	\$0.00	\$0.00	Varies by loan amount	Varies by loan amount
Terms	5–8 years	15 years	15 years	Up to 15 years

MAXIMUM QUALIFYING INCOME — Total household income is calculated by adding all the gross income for every person over the age of 17. The annual income is subject to change annually. The income chart below is based on the 2018 HUD income limits.

Household Size	1	2	3	4	5	6	7	8
Low 50%	\$21,150	\$21,150	\$21,150	\$21,150	\$21,150	\$21,150	\$21,150	\$21,150
Moderate 80%	\$33,850	\$33,850	\$33,850	\$33,850	\$33,850	\$33,850	\$33,850	\$33,850
120%	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600

This is for informational purposes only. For additional details, please call (252) 329-4481.