

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

Meeting Date: June 2, 2008

Subject: Public Hearing on 2008 Community Development Block Grant Application

Attachments: None

SUMMARY OF REQUEST:

The North Carolina Division of Community Assistance (DCA) will award Henderson County \$400,000, subject to application, for the purpose of rehabilitating owner-occupied homes scattered throughout the County. The County receives this grant every 3rd year and this will be the County's third such grant. These funds are provided by the U.S. Department of Housing and Urban Development (HUD) through its Community Development Block Grant (CDBG) program to each state. No state or local funds are part of this program.

The Scattered Site Housing Rehabilitation program is designed to assist low-income homeowners by making repairs to their homes. To qualify for assistance, individuals must meet the following minimum requirements:

- Own their home. Persons with lifetime rights also qualify. Rental properties are not eligible for assistance.
- Have household incomes no greater than 50% of the area's median income based on family size. HUD provides these figures annually.
- Must be real property. Mobile homes are not eligible for assistance.
- The County must seek the participation of municipalities within the County in order for their residents to be eligible to apply.

Assistance to property owners will be in the form of no interest, no payment, deferred loans which are forgiven over 8 years. Each property owner must sign a deed of trust with the County for the period of the loan.

Two hearings are required prior to submitting an application to DCA by July 31, 2008. This first hearing is generic and covers all of the categories of CDBG grants offered by DCA. The second hearing to be held later will be for the specific purpose of taking public comments on the planned use of the \$400,000 grant. A selection committee to be appointed by the Board will work with staff to select the homes targeted for the funds. The public will be notified of the qualifications for assistance and will be invited to apply. An objective rating system emphasizing the elderly and handicapped will be used to make the selections.

BOARD ACTION REQUESTED:

No action is required by the Board except to hold the hearing and receive public comment.

Suggested Motion: None.