

For Additional Information
Please Contact the
Planning and Community
Development Office:

Office Phone
(919) 580-4318

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ssimpson@goldsboronc.gov

Office Hours
8:00 am to 5:00 pm
Monday through Friday

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www.goldsboronc.gov

Disclaimer: Amounts and eligibility requirements are subject to change without notice. Eligibility for participation is determined at time of full application upon verification of information provided. Eligibility does not necessarily insure the receipt of financial assistance.



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no
place
like
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Effective 11-19-07



Homebuyer Assistance Program & Housing Rehabilitation Programs



Planning & Community Development
P. O. Drawer A
214 North Center Street
Goldsboro, North Carolina 27530(3)
(919) 580-4318

HOMEBUYER ASSISTANCE PROGRAM

Provides up to \$30,000 in down payment assistance with additional assistance with closing costs and prepaids (if needed) associated with the purchase of a single-family dwelling in the form of deferred-payment loans, according to financial needs. No repayment will be required if the home buyer remains in the home for the required affordability period, determined by amount of assistance received.

Eligible Applicants: Low/moderate income homebuyers with family incomes that do not exceed 80% of the Area Median Family Income for family size. The applicant must also meet the following requirements, which include, but are not limited to, the following:

- Be a resident of the City of Goldsboro/Wayne County and a citizen or legal alien of the United States;
- Qualify for a first (fixed rate) mortgage loan;
- Have a signed contract (home selected must be located within the Goldsboro city limits);
- Occupy the home as the principal residence;
- Complete homebuyer education course prior to loan closing;
- Contribute a minimum of \$750 of personal funds toward the purchase of the home;
- Meet net worth, income to debt ratio and credit guidelines;
- Other requirements to be discussed at time of application.

HOMEOWNER REHABILITATION PROGRAM

Through this program, assistance may be provided for low and moderate income families and individuals to rehabilitate their homes to meet City Minimum Housing Standards. Low-interest and deferred loans may be available to qualified homeowners who reside within the city limits of Goldsboro. You may qualify for the housing rehabilitation program if you own and occupy the property as your primary residence for a minimum of one year prior to application and the total household income does not exceed the 80% median income based on family size. Eligible rehabilitation projects may include, but are not limited to, the following:

- Roof repair/replacement
- Electrical and plumbing repairs
- Handicapped modifications
- Interior and exterior structural repairs
- Heating system replacement
- Health and safety/code violation repairs

It should be noted that additions and cosmetic improvements are not eligible projects. Structures determined not economically feasible to repair may qualify for the Home Replacement Program.

RENTAL REHABILITATION LOAN PROGRAM

The Rental Rehabilitation Loan Program provides rental property owners with very low interest loans to finance rehabilitation costs for affordable, safe and decent housing.

Eligible Applicants: Property owners willing to rent units to low/moderate income tenants, throughout the term of the loan. Rental rates will be determined by the Fair Market Rental Rate Schedule. Property owners must have a good credit history and be capable of making loan repayments.

Eligible Properties Must:

- Be located within the city limits of Goldsboro;
- Be owned at least six months prior to application;
- Be located in a zoning district permitting that particular use;
- Be suitable for rehabilitation as determined by the Rehabilitation Specialist or designated City representative;
- Not have any outstanding liens, judgments, encumbrances, taxes or pending litigations involving the structure or applicant which may jeopardize the City's position as a lien holder.
- Property must be used as rental property for the term of the loan.