

2016 Summary of Programs

NORTH CAROLINA HOUSING FINANCE AGENCY

HOMEOWNERSHIP PROGRAMS FOR CONSUMERS

The N.C. Home Advantage Mortgage™ offers down payment help for both first-time and move-up home buyers up to 5% of the loan amount. This interest-free, 15-year deferred second mortgage is forgiven at a rate of 20% a year in years 11 through 15. The loans may be conventional, FHA, USDA or VA eligible mortgages. The mortgage loans are funded with financing through the sale of Ginnie Mae and Fannie Mae mortgage-backed securities.

The Mortgage Credit Certificate (MCC), available to first-time buyers and veterans, is a federal tax credit that reduces a homeowner's federal tax liability, dollar-for-dollar, by 30% of the mortgage interest they pay. Homeowners purchasing new homes are eligible for a tax credit of up to 50% of the mortgage interest. The maximum MCC tax credit is \$2,000 for every year that the buyer occupies the home as their primary residence. The MCC has its own sales price and income limits. The MCC can also be combined with the N.C. Home Advantage Mortgage™.

Both N.C. Home Advantage Mortgage™ and the MCC are offered through participating lenders, which operate nearly 700 branch offices statewide. Go to www.nchfa.com or call 1-800-393-0988 and ask to speak with an underwriter.

N.C. FORECLOSURE PREVENTION FUND AND HOUSING COUNSELING RESOURCES

The N.C. Foreclosure Prevention Fund helps North Carolina homeowners who are struggling to pay their mortgage due to job loss or other temporary financial hardship, while they seek or retrain for new employment. The Fund also helps re-employed workers who have missed payments or are earning less. The Fund also assists returning veterans who are transitioning to civilian jobs. The Fund is offered by the N.C. Housing Finance Agency using funds from the U.S. Treasury. Services are provided by participating HUD-approved housing counseling agencies statewide.

Mortgage payment assistance is offered as a zero-interest, deferred loan up to \$36,000 to cover mortgage and related expenses for up to 36 months. The loan can also be used to bring the mortgage current. It is forgiven at a rate of 20% per year after five years, as long as the homeowner continues to occupy the home.

Assistance is provided as a zero-interest, deferred loan of up to \$30,000, plus all related fees to pay off an existing second mortgage. No repayment is due until the owner refinances or sells the home.

Consumers should go to www.NCForeclosurePrevention.gov or call 1-888-623-8631.

The State Home Foreclosure Prevention Project offers free help, including counseling, access to legal services and assistance working with servicers. The program was created by the General Assembly in 2008 and is available to homeowners who have received a 45-day, pre-foreclosure notice. Consumers should call 1-888-442-8188.



HOMEOWNERSHIP PROGRAMS FOR LOCAL GOVERNMENTS & NONPROFITS

The Community Partners Loan Pool (CPLP) offers an interest-free, deferred second mortgage that is generally used in conjunction with either the N.C. Housing Finance Agency’s N.C. Home Advantage Mortgage™ or a USDA Section 502 Loan. The maximum amount of assistance depends on the first mortgage financing:

- Up to 15% of the purchase price when combined the Agency’s N.C. Home Advantage Mortgage™,
- Up to 10% of the purchase price when combined with USDA’s Section 502 Loan program, or
- Up to 10% of the purchase price when combined with other first mortgage financing

Individual Development Account saving participants are also eligible for a grant of up to \$2,000 to match their savings.

The financing is available for homes developed by the CPLP member; existing homes rehabilitated to certain standards by the member; available newly constructed homes meeting certain site and neighborhood criteria.

The Self-Help Loan Pool (SHLP) provides interest-free amortizing mortgage loans of up to \$30,000 per home for newly constructed and rehabilitated homes produced in partnership with local Habitat for Humanity affiliates. All homes are made affordable to borrowers through a model of sweat equity, volunteers, and donations.

Buyers in the Community Partners and the Self-Help loan pools must have a household income at or below 80% of their county’s median, complete an eight-hour home buyer course and, if needed, receive homeownership counseling. Funding of \$1,000 to \$6,000 is available to CPLP and SHLP members that build or rehabilitate homes that meet certain energy efficiency and Green Building standards. Contact Josh Burton at 919-877-5678 or visit www.nchfa.com/Nonprofits/HPh-oprodprograms.aspx.



RENTAL PROGRAMS

The Housing Credit Program makes possible the new construction and substantial rehabilitation of rental housing for low-income households by providing a 10-year federal tax credit for for-profit and nonprofit housing sponsors. Each state receives an annual allotment of tax credits based on population, and the Agency awards credits in a competitive process through an agreement with the N.C. Federal Tax Reform Allocation Committee. The program has a two-part annual application cycle, requiring submission of a preliminary site and market application in January and a full application in May. Contact Chris Austin at 919-877-5662.

The Workforce Housing Loan Program (WHLP) is a non-recurring appropriation created by the North Carolina General Assembly in 2014. WHLP is administered by the Agency in combination with federal Housing Credits. Developers who are awarded WHLP funds will receive the funds as a 30-year deferred payment loan at zero percent interest for a percentage of the rental property’s development cost. The maximum loan amounts set by statute are based on the county income designations. Contact Chris Austin at 919-877-5662.

The Rental Production Program provides low-interest loans for the construction of rental housing at or below 50% of area median income. The Agency provides the loans to sponsors who receive federal Housing Credits. The sponsor applies for the program when submitting a federal Housing Credit application. Contact Chris Austin at 919-877-5662.

The Key Program provides operating assistance for persons with disabilities, making the rents affordable to individuals on SSI incomes. This program is funded in partnership with the N.C. Department of Health and Human Services and is available only to affordable housing developments that are participating in Agency programs such as the Supportive Housing Development Program and the Housing Credit Program. Contact Susan Westbrook at 919-877-5647.



SUPPORTIVE HOUSING PROGRAM

The Supportive Housing Development Program provides interest-free loans of up to \$700,000 per development for the production of emergency, transitional and permanent housing for homeless families and individuals, and persons with special housing needs. This program generally serves households up to 50% of area median income. Contact Margrit Bergholz at 919-877-5633 or Gwen Balcredi at 919-877-5648.



HOUSING REHABILITATION PROGRAMS

The Single-Family Rehabilitation Loan Pool provides loans to homeowners through local governments, regional agencies and nonprofit organizations to rehabilitate owner-occupied homes.

Assistance is available to households up to 80% of area median income with elderly or disabled fulltime household members, or to households with a child under the age of six whose health is threatened by the presence of lead hazards. Contact Mike Handley at 919-877-5627.

The Urgent Repair Program provides funding to local governments, regional agencies and nonprofit organizations to correct housing conditions that pose an imminent threat to life or safety or that may cause the displacement of the homeowner.

Assistance is available to households up to 50% of area median income with a fulltime household member(s) who is either: elderly, disabled, a single parent, or a large family or household with a child under the age of six with an elevated blood-lead level. Contact Mike Handley at 919-877-5627.



The Displacement Prevention Partnership works with the state’s Independent Living Rehabilitation Program to provide accessibility modifications that enable homeowners with severe mobility impairments to remain in their home. Assistance is available to households up to 50% of the area median income. Contact Tim Cook at 919-877-5707.



POLICY AND RESEARCH ACTIVITIES

The Consolidated Plan is a housing and community development plan that provides details about the State’s housing needs and conditions, sets out a strategy to meet needs, identifies resources available, and establishes one- and five-year investment plans to meet priority needs. Contact Ben Strickling at 919-981-5015.

EDUCATION AND TRAINING

The Housing Tax Credit Compliance Training Program includes two one-day sessions: Compliance 101 and Advanced Compliance. Compliance 101 is a one-day training session on how to determine tenant eligibility, maintain tenant file compliance with all of the Agency's rental housing programs and maintain the condition of the property in accordance with the Uniform Physical Conditions Standards. Advanced Compliance is a one-day session for owners and management to learn about more complex compliance topics with the Housing Tax Credit Program and the Rental Production Program. Six joint sessions are held at locations throughout the state. Visit www.nchfa.com/rental/mtrainingschedule.aspx for a schedule. Contact Sandy Harris at 919-877-5649.



The Supportive Housing Compliance Training Program is a one-day training session on how to determine tenant eligibility, maintain compliance specifically with the Agency's Supportive Housing Development loan program and maintain the condition of the property in accordance with Uniform Physical Conditions Standards. Four sessions are held at locations throughout the state. Visit www.nchfa.com/rental/mtrainingschedule.aspx for a schedule. Contact Tanya Clark at 919-877-5665.

The Reverse Mortgage Counseling Program provides training for individuals working with HUD-approved agencies that provide counseling to elderly homeowners who are applying for reverse mortgages as required by N.C. Statute.

The N.C. Affordable Housing Conference is sponsored by the N.C. Housing Finance Agency, the Community Investment Corporation of the Carolinas and the N.C. Housing Coalition each fall. Learn more at www.NCHousingConference.com.

ADVISORY GROUPS

The N.C. Housing Finance Agency Board of Directors consists of 13 members who oversee the Agency's operations. The Governor, the Speaker of the N.C. House of Representatives, and the President of the N.C. Senate each appoint four members, who in turn elect the 13th. The Governor appoints the chairperson. Contact Donna Pace at 919-877-5601.

The N.C. Housing Partnership was established by the General Assembly to set policy for the use of the N. C. Housing Trust Fund. The Housing Trust Fund was created by the General Assembly in 1987 and is the state's most flexible housing resource. The Agency administers the Housing Trust Fund and pays all its operating costs. The Housing Partnership is comprised of 13 members. Contact Patricia Amend at 919-877-5717.



www.nchfa.com
1-800-393-0988 or 919-877-5500

A self-supporting state agency. No tax dollars were used for this publication.

A. Stancil Barnes, Chairman
A. Robert Kucab, Executive Director

