



# HOMEOWNER GRANT PROGRAM

*Presented by*

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# Background

**Purpose:** Designed to assist in preserving homeownership for low-income households in areas where increasing property value outpaces income.

## Why now?

### Alignment with Strategic Plan

- Affordable housing is a goal under Vibrant Economy
- Aging in place is a goal under Educated and Capable Community Plan
- Equity is a Foundational Focus Area



# Existing Homeowner Grant Programs in NC

- **City of Durham- Long-time Homeowner Grant Program**

- Purpose: Targets specific areas in the City to counteract affordability issues induced by the City's revitalization efforts

Criteria:

- Max grant is equal to the difference between tax increase between reappraisals
- Home must be owned and lived in as a primary residence.
- Must have lived in the home since the prior reappraisal
- 80% AMI

- **Mecklenburg County – HOMES (Helping Ot Mecklenburg's homeowners with Economic Support)**

- Purpose: Designed to assist qualified residential homeowners with low to moderate income to retain their homes by reducing the financial burden resulting from the robust real estate market.

Criteria:

- Max grant is \$340
- Must be the owner's legal primary residence at the time of application
- Must have lived in the home consistently 3 years prior to reappraisal.
- 80% AMI



# Buncombe County Proposed Homeowner Grant Program

## Criteria:

- Grant is equal to the tax increase between reappraisals
- Max grant is \$1,000
- Must be the owner's legal primary residence for at least 1 year
- 80% AMI; based on income from all financially responsible adults in the home; homeowners already receiving HHS programs will be deemed income categorically eligible
- Recertification required annually
- Cannot participate in an existing exemption program and taxes and payment arrangements must be in good standing
- If someone is denied they can request a local hearing with an impartial staff member from HHS

### **Persons in Family (80% AMI)**

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
\$42,100	\$48,100	\$54,100	\$60,100	\$64,950	\$69,750	\$74,550	\$79,350



# Homeowner Grant Program - Process

Homeowner →

HHS accepts application; eligibility review

Tax provides HHS amount of tax increase

Final eligibility review

If approved, homeowner is contacted and HHS moves \$ to Tax Collector



# Existing Programs

Exemption Program Name	Income Threshold	Age/Other Criteria	Amount
Elderly/Disabled Exclusion	\$31,500	65 or disabled	Excludes the first \$25K or 50% of the property value
Disabled Veteran Exclusion		Service-related disabled veteran	Excludes the first \$45K of property value
Circuit Breaker Tax Deferment	\$31,500 / \$47,250	65 or disabled	Tax not to exceed 4% - 5% of income, overage is deferred

Proposed Grant Program	Income Threshold	Age/Other Criteria	Amount
Homeowner Grant	80% AMI		Grant up to \$1,000

## Persons in Family (80% AMI)

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
\$42,100	\$48,100	\$54,100	\$60,100	\$64,950	\$69,750	\$74,550	\$79,350



# Example #1: Unincorporated Area

Year	Home Value	Buncombe County Tax	VFD tax	Total Tax Bill
2020	\$153,600	\$812.54	\$184.32	\$996.86
2021	\$269,900	\$1,317.11	\$322.88	\$1,640.99
<b>Increase/ Decrease</b>	<b>\$116,300 increase</b>	<b>\$504.57 increase</b>	<b>\$138.56 increase</b>	<b>\$644.13 increase</b>

**TOTAL GRANT AMOUNT= \$504.57**

**REMAINING INCREASE OWED (Total Bill) = \$138.56**



# Example #2: Town of Woodfin

Year	Value	Buncombe County Tax	Woodfin Tax	Woodfin Fire	Total Tax Bill
2020	\$76,600	\$405.20	\$252.78	\$76.60	\$734.58
2021	\$110,000	\$536.80	\$363.00	\$116.49	\$1,016.29
<b>Increase/ Decrease</b>	<b>\$33,400 increase</b>	<b>\$131.60 increase</b>	<b>\$110.22 increase</b>	<b>\$39.89 increase</b>	<b>\$281.71 increase</b>

**TOTAL GRANT AMOUNT= \$131.60**

**REMAINING INCREASE OWED (Total Bill) = \$150.11**





# Example #3: City of Asheville

Year	Value	Buncombe County Tax	City of Asheville Tax	ACS tax	Total Tax Bill
2020	\$146,600	\$775.50	\$628.77	\$175.92	\$1,580.19
2021	\$187,000	\$912.56	\$772.31	\$224.40	\$1,909.27
<b>Increase/ Decrease</b>	<b>\$40,400 increase</b>	<b>\$137.06 increase</b>	<b>\$143.54 increase</b>	<b>\$48.48 increase</b>	<b>\$329.08 increase</b>

**TOTAL GRANT AMOUNT= \$280.60 (includes City contribution)**  
**REMAINING INCREASE OWED (Total bill) = \$48.48**



# Example #4: City of Asheville

Year	Value	Buncombe County Tax	City of Asheville Tax	ACS tax	Total Tax Bill
2020	\$108,900	\$576.08	\$467.07		\$1,043.15
2021	\$159,400	\$777.87	\$658.32		\$1,436.20
<b>Increase/ Decrease</b>	<b>\$50,500 increase</b>	<b>\$201.79 increase</b>	<b>\$191.23 increase</b>		<b>\$393.02 increase</b>

**TOTAL GRANT AMOUNT= \$393.02 (includes City contribution)**  
**REMAINING INCREASE OWED (Total bill) = \$0**



# Homeowner Grant Program – Next Steps

- June 15 - Briefing, (send feedback to [prteam@buncombecounty.org](mailto:prteam@buncombecounty.org))
- June – Budget adoption; \$300K recommended in FY22 budget
- July 13 - BOC meeting - Policy adoption and MOU/Interlocal agreement
- August - Tax bills sent - including information about Homeowner Grant Program in tax insert
- Sept – Nov - Coordinate additional outreach programming with Communications
- Nov 15 - deadline for application
- Dec 31 – grant funds sent to Tax Collector



# Questions?

