



**Spartanburg County
Community Development**

Homeowner Rehabilitation Program: Single
Family Owner-Occupied Rehabilitation or
Reconstruction

Spartanburg County receives an annual allocation of HOME and CDBG funds from the U.S. Department of Housing and Urban Development (HUD).

These funds are designed to provide or preserve affordable housing for families at or below eighty (80%) percent of the Area Median Income.

Under the CDBG and HOME Programs, Spartanburg County, pursuant to its Consolidated Plan, has elected to design and implement a homeowner rehabilitation program. This program is designed to meet the following objectives:

- Preserve and improve existing affordable owner-occupied housing in low-income neighborhoods.
- Preserve the quality of unincorporated neighborhoods.
- Help homeowners carry out and maintain the improvements.
- Preserve pride of ownership as well as the value of the homeowner's equity.

Required Documents:

The following documents are necessary to apply for Rehabilitation Assistance:

- Copy of bank statements for the past (4) months
- Copy of tax returns for the past (2) years
- Copy of pay stubs or other proof of income for the past (3) months
- Evidence of home owners and flood insurance, if applicable;
- Evidence of property ownership (i.e. deed)
- Evidence of current mortgage payments or evidence the house is free and clear
- Copy of social security card for all household members
- Current year property tax paid receipt
- Signed verification of employment / social security form
- Copy of utility bill as proof of residency.

**HUD Income Limits
Spartanburg County FY2023**

FAMILY SIZE	INCOME
1	\$44,300
2	\$50,600
3	\$56,950
4	\$63,250
5	\$68,350
6	\$73,400
7	\$78,450
8	\$83,500

*HUD Income Limits
Greenville-Spartanburg-Anderson MSA,
6/28/2020*

For questions regarding the program please contact us at the following:

9039 Fairforest Road
Spartanburg, SC 29301
(864) 595-5300

Requirements:

- Structure must be a house.
- Mobile homes or rental properties will not be accepted.
- Home must be owner-occupied.
- Property Owner must have homeowner's insurance.
- Household income must be verified.
- Fill out an application.

Description of Assistance:

- 1) The Single Family Owner-Occupied Rehabilitation Program ("SFOORP") provides assistance in the form of an 80% deferred forgivable loan and a 20% repayable loan.
- 2) The term of the 20% repayable loan is based on the amount of funds the County invests in the property. The loan terms will be 1, 5, 10, or 15 years based on qualifying criteria. The Community Development Department reserves the right to adjust terms to ensure affordability.

Years	Loan Amount (10%)	Monthly Payment
1	\$200 to \$1,000	\$16.94 to \$84.70
5	\$1,001 to \$5000	\$17.99 to \$89.85
10	\$5,001 to \$10,000	\$48.30 to \$96.58
15	\$10,001+	\$69.08+

3) Loan Payments:

- The owner shall make monthly principal and interest payments during the loan term.
- Payments will be made to Spartanburg County Community Development.

- If the owner sells the property within the loan term, the remaining balance of the 20% loan will be due immediately. The County shall recapture an amount equal to the lesser of the net sale proceeds or the County's loan balance for the 80% forgivable loan portion.

Limits of Assistance

- 1) Each qualified owner-occupied dwelling unit is eligible for a minimum assistance of \$1,000
- 2) Rehabilitation:
 - Standard: Rehabilitation includes costs of \$1,000 - \$25,000.
 - Extensive: Rehabilitation includes costs of \$25,000 - \$40,000.
 - Substantial: Rehabilitation includes costs of \$40,000 - \$65,000.
- 3) Reconstruction:
 - Reconstruction may occur, if and only if, the cost to rehabilitate is greater than 75% of the estimated after rehab value of the property.
 - The total program limit for a Reconstruction is \$151,000.
 - Reconstruction projects that exceed the program limit for Reconstruction must obtain other, non-County forms of financing for any remaining amount.

Acceptance guidelines are based on the following criteria:

Applicants must have owned and occupied the home to be rehabilitated under the Program as

their primary residence for at least 3 years prior to submitting an application for assistance.

Owner-Occupants are defined as all adult persons living in the household including non-related individuals.

A household is defined as all persons living in the unit at the time of application, except persons who are paid caregivers of elderly or handicapped individuals.

Applicants must provide proof of residency within the unincorporated limits of Spartanburg County.

Applicants must provide copies of any three of the following:

- Utility receipts
- Voter registration card
- Driver's license
- State identification card
- Credit card statements or medical bills indicating residency in Spartanburg County.
- Notarized affidavit attesting to residency in Spartanburg County.

Applicants must be US Citizens or Permanent Resident Aliens. Each member of the household must provide a social security number at the time of application.

Total Taxable Gross Household income cannot exceed the 80% HUD Income Limits for Spartanburg County. Taxable gross income is defined as income from all taxable sources, before deductions, projected forward for the next 12 months for all household members 18 and older.