

PUBLIC NOTICE

Four Square Community Action, Inc. is currently taking applications for the Essential Single Family Rehabilitation Program for eligible homeowners in Graham County as part of the ESFRLP 2024 Cycle.

Who is Eligible to Apply?

There are three major requirements to be eligible for ESFRLP assistance:

- 1) The housing unit to be rehabilitated with ESFRLP funds must be located in Graham County and must be owner-occupied. The household occupying the unit must have an elderly, disabled and/or veteran (see definitions in the assistance policy) fulltime household member or a child aged 6 or under threatened by lead hazards in the home;
- 2) The gross annual household income must not exceed 80% of the Area Median Income for Clay County (see income limit table on the following page) and;
- 3) The cost of rehabilitation cannot exceed the ESFRLP Program limit of \$40,000 and must include all Essential Rehabilitation Criteria as described in the ESFRLP Administrator's Manual for the 2023 Cycle (available online at www.NCHFA.com).

What Types Of Houses Are Eligible?

Properties are eligible only if they meet all the following requirements:

- The property must require at least \$5,000 of improvements to meet the more stringent of either the ESFRLP Property Standards or, if a local code requirement (or code enforcement official) is more stringent than a specific ESFRLP Property Standard, the more stringent local minimum housing code requirement(s) will be used.
- Site-built and off frame modular units listed as real property are eligible for assistance. Manufactured housing is eligible for assistance if the foundation and utility hookups are permanently affixed including removal of all transporting equipment (e.g. wheels, axles, tongue) and installation of a masonry foundation and tie-downs.
- No more than fifty percent (50%) of the total area of the unit may be used for an office or business (e.g. day care, hair salon, room rental, etc.). Program funds may only be used to improve the residential exterior, interior and systems portion of mixed-use buildings.
- The property must be free of environmental hazards and other nuisances such as defined by all applicable codes or regulations, or any such hazards or nuisances

must be corrected as part of the rehabilitation of the home. Four Square Community Action's Energy and Housing Repair Programs Director (E&HRP Director) or designee will determine the presence of any known environmental hazards/nuisances on the site and if they can be removed through rehabilitation.

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- Properties cannot be located in the right-of-way of any impending or planned public improvements. Four Square Community Action staff will assist in making this determination.
- The property cannot be located on a site that is endangered by mudslides, landslides or other natural or environmental hazards. If needed, the E&HRP Director or designee will work with the homeowner to make this determination.
- The property may be located in the 100-year flood plain if the lowest finished floor level (verified by an elevation certificate provided by the homeowner) is above the base flood elevation and the property will be covered by flood insurance. The property must comply with Clay County's flood plain ordinance. All things considered equal; properties located outside the 100-year flood plain will be given priority over properties located in the 100-year flood plain. Four Square Community Action will verify whether the home is in the flood plain.
- Properties that have a known infestation of bed bugs, fleas, mites or any other ectoparasites will not be evaluated until the infestation has been eliminated.
- The property cannot have been repaired or rehabilitated with public funding of \$30,000 or more within the past 10 years without NCH FA approval.

The scope of work addresses essential repairs such as: roof repair or replacement, electrical upgrades or repairs, furnace and heater repair or replacement, structural repair, handicap modifications, plumbing repair or replacement, and other essential repairs needed in the home. Homes must be free of hazards to be considered for this program.

The program is reserved for elderly, disabled, and/or Veteran full-time household members, or a child six years old or younger with lead hazards. Household incomes must be at or below 80% of the area median income. Applicants must be the homeowner or have a life estate.

Applications must be turned in at the main Four Square Community Action Office by 5:00 PM on January 31, 2025. Selection of units will be made by February 28, 2025.

Note: FSCA will continue to accept applications as long as ESFRLP24 slots are available in Graham County.

For full details contact:

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You may also visit our website for more information
www.foursquarecommunityactioninc.com