

# North Carolina Housing Finance Agency's Urgent Repair Program

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NORTH CAROLINA

HOUSING  
FINANCE  
AGENCY

A self-supporting public agency.  
[HousingBuildsNC.com](http://HousingBuildsNC.com)



# Our Mission

Create affordable housing opportunities for North Carolinians whose needs are not met by the market.

*So who are some of the people whose needs are not being met by the market?*

# Who are we supporting?

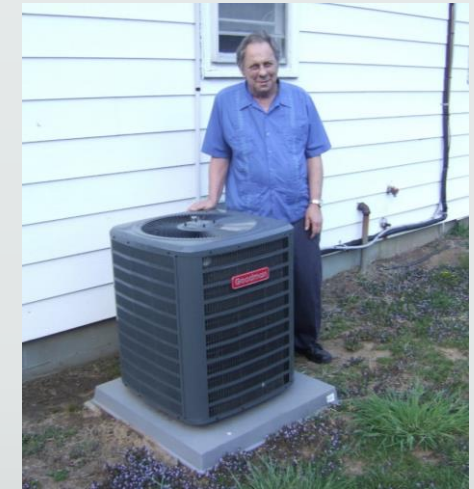
Roughly 15% of NC's Population is aged 65 or older.



The fastest growing population segment is 85 and older.

# Displacement Prevention

	Average Length of Stay	Cost to Taxpayer
<b>Assisted Living</b>	2.1 Years	\$76,999
<b>Nursing Home</b>	2.4 Years	\$85,186



Average stay is the equivalent cost of 21 URP units.

***The return on investment has been significant: every \$1 in URP can save up to \$19 in Medicaid/Medicare***



# Aging In Place

“Some 70% of seniors spend the rest of their lives in the place where they celebrated their 65th birthday”

*Journal of Housing for the Elderly*



# Urgent Repair Program

- 25-Year Program
- Serving more than 15,000 families
- Imminent threats only
- \$10,000 maximum loan per unit
- Owner-occupants only
- Very low income (50% < 30% AMI)
- All below 50% AMI
- All must have special needs
- Soft costs increased to \$1,000 Max
- Unsecured loans forgiven \$2,000 per year
- \$200,000 maximum per organization
- Case mgt./Referral system critical



# URP Goals

- Alleviate housing conditions that pose imminent threat to life or safety of very low-income homeowners with special needs
- Provide accessibility modifications and other repairs necessary to prevent displacement of very low-income homeowners with special needs, such as frail elderly and persons with disabilities



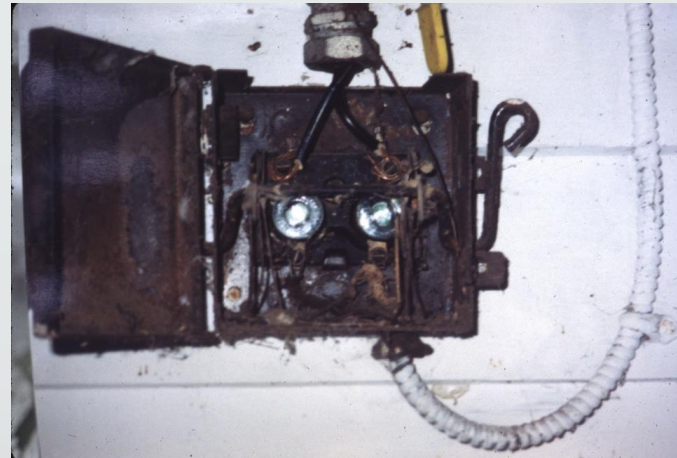
# URP Objectives

- Distribute funds equitably across all regions of the state
- Serve special needs households with urgent repair needs that cannot be met through other state or federal housing assistance programs
- Enable frail elderly and others with physical disabilities to remain in their homes by providing essential accessibility modifications

A key advantage of URP: No HQS, UPCS, or other whole house standard. However, the work performed under URP must meet code.



# URP Responds to Imminent Threats to Life or Safety



# URP Responds to Imminent Threats to Prevent Displacement



# URP Responds to Imminent Threats to Prevent Displacement

- Low Lip Shower
- Grab Bar
- ADA Toilet
- Pedestal Sink





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“Never doubt that a small group of thoughtful, committed citizens can change the world: indeed, it’s the only thing that ever has.” *Margaret Mead*



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