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Oct. 14, 2020 Community News : HOMES Program

Rep. Carla D. Cunningham [carlacunningham2012@gmail.com]

Sent: Wednesday, October 14, 2020 9:08 PM

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Representative Carla D. Cunningham
 North Carolina House of Representative
 106th District, Mecklenburg County
 Carla.Cunningham@ncleg.net

Rep. Carla Cunningham: House Committee Assignments 2019-2020 Session

- Appropriations
- Appropriations Health and Human Services
- Commerce
- Energy and Public Utilities
- Health
- House Select Committee on Community Relations, Law Enforcement and Justice
- House Select Committee on COVID-19
- House Select Committee on COVID-19 Health Work Group - Chair
- House Select Committee on School Safety
- Wildlife Resources

Non-Standing Committee

Joint Legislative Oversight Committee on Health and Human Services

Appointment by North Carolina Governor Roy Cooper

North Carolina Council on Sickle Cell Syndrome

Appointments by North Carolina House of Representative Speaker Tim Moore

- Minority Health Advisory Council
- North Carolina Council for the Deaf and Hard of Hearing

North Carolina House Leadership

Democratic Whip

North Carolina Institute of Medicine Legislative Health Policy Fellows Program

October 14, 2020



Helping Out Mecklenburg's homeowners with Economic Support (HOMES Program)

Program Objective

The Mecklenburg County Board of Commissioners recognizes that homeownership is the single most important investment that many residents make in their lifetime. The County is a diverse community that wants all its residents to thrive. One effect of a robust real estate market is that affordable housing becomes scarce and the rising costs to retain residences can outpace income growth. This grant program is designed to assist qualified residential homeowners with low to moderate income within Mecklenburg County to retain their homes by reducing the financial burden resulting from the robust real estate market. Please view the FAQs ([English](#)) or ([Spanish](#)) for additional information.

[Download Application \(English\)](#)

[Download Application \(Spanish\)](#)

Assistance Details

The Mecklenburg Board of Commissioners has appropriated funds to provide grants to qualifying residential homeowners. Grant funds will be paid to the Mecklenburg County Tax Collector, who will reduce the total amount of taxes due for qualifying recipient's primary residence. The amount granted will be equal to 25% of the Mecklenburg County tax amount on the last available tax bill, rounded to the nearest dollar, not to exceed \$440.

Eligibility Requirements

The following criteria must be met in order to qualify for this program:

Residency

- The property must be located within Mecklenburg County, North Carolina.
- The property must be the owner's legal primary residence at the time of application and consistently for the past three consecutive years as verified by recorded legal documents.
- The resident grant recipient's name(s) must be on the recorded deed or title.

- When the qualifying person's name is not on the deed but on a recorded life estate, the person may participate in the program.



Tax Status

- Ad valorem real estate taxes within the most recent consecutive three bills must be either paid in full or have no more than one bill of the three delinquent.

— Grant funds will first be applied to the current year and any remaining grant amount will be applied to the delinquent prior year bill, if any.

— In the instance when funds have been prepaid on the current year bill, the original amount of the current year bill is used to calculate the grant amount.

- Properties with bills that are four or more years delinquent do not qualify.



Income Requirement

- Household income must not exceed 50% of the area median income based on number of people in the family as set annually by the Department of Housing and Urban Development (HUD).

- Applicants will be required to indicate the number of persons that live in the household and provide proof of income.

Program Considerations – Ineligible applicants

- Applicants must not be participants in any of the following programs:

— City of Charlotte Aging in Place or Replacement Program

- North Carolina Homestead Exclusion
- North Carolina Property Tax Homestead Circuit Breaker
- North Carolina Disabled Veterans Exclusion
- North Carolina Present Use Value (PUV) Program

- Must not have any encumbrance attached to or binding upon the property including prior year property taxes, pending legal action, easement disputes, or other such encumbrances.
- Program recipients must apply for consideration annually.

Application Procedures

The following procedures must be followed by applicants to be considered for the program:

Submit online form or postmark the application on or before October 19, 2020.

Applications may be obtained and completed utilizing one of the following options:

- Online fillable application at www.MeckNC.gov/taxes
- Paper application that can be printed from www.MeckNC.gov/taxes
- Paper application that can be obtained from the County Assessor's Office or Office of the Tax Collector located at 3205 Freedom Drive, Charlotte NC 28208.

The following documentation as of January 1, 2020, must accompany the application:

- 2019 Federal Income Tax Return(s).
- Applicants not required to file income tax returns must provide substitute documentation including, but not limited to, SSA-1099, W-2, 1099-INT, 1099-DIV, financial statements, and any other like documentation that fully reflects household income.
- Signed program guidelines and terms

Applications and accompanying documents are subject to program audit.

- Paper applications must be mailed to:

County Assessor's Office

3205 Valerie C. Woodard, Suite 3500

Charlotte, NC 28208

- Incomplete applications will not be approved; however, resubmissions may be considered if received on or before the deadline, subject to funding availability.
- Funds will be granted in the order an approved application was received until program funds are exhausted.
- Any unpaid balance that becomes delinquent, will be subject to enforced collection action.

This program has no effect on the Tax Collector's responsibility to collect the taxes owed.

Program Assistance

They are here to help you navigate the application process.

- There are multiple ways to contact us:

- Call us at 980-314-4226

- Email us at RPEMAIL@mecklenburgcountync.gov

- Visit us at www.MeckNC.gov/taxes

- It is the policy of Mecklenburg County not to discriminate on the basis of disability against any qualified individual. If you need this policy or information in an alternate format, please contact us.

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