

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT



DATE: April 15, 2021

TO: Specialized Programs Administration / Underwriting

FROM: Bianca Green,
Forsyth County Community & Economic Development Dept.

RE: Individual Development Account (**IDA**)
Temporary Assistance for Needy Families (**TANF**)
Affordable Home Ownership Program (**AHOP**)
Community Partners Loan Pool (**CPLP**)

Forsyth County Government Housing and Community Development is a department within Forsyth County Government, an Instrumentality of Government. FCH&CD provides down payment assistance in the form of grants and loans to eligible individuals and families from various programs utilizing federal funds. FCH&CD is neither a non-profit nor a Section 115 entity as defined by the Internal Revenue Service.

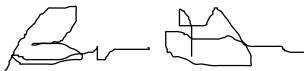
The funds provided through FCH&CD can be layered with other subordinate housing programs. Based upon the loan amount, we will require second lien status behind the first mortgage.

The most recent guidelines for our program(s) were updated June 1, 2018. Acceptable first-mortgage loan programs are Conventional, FHA, VA and USDA.

- **IDA** - Individual Development Account participants receive grant funds from our New Century IDA program upon completion and adherence to the HOP (Home Ownership Policies Agreement). The funds are derived the federal government Office of Community Services (OCS) within the U.S. Department of Health and Human Services, Administration for Children and Families. The IDA match grant provides a 2:1 up to a 4:1 match (\$2,000 grant funds for \$2,000 saved by participant). The maximum amount of IDA grant funds provided is \$4,000. There is no repayment of IDA grant funds or any encumbrances upon the asset obtained by participant.
- **TANF** - Temporary Assistance for Needy Families receive grant funds upon completion of our New Century IDA program. Each eligible participant receives \$2,000 in grant funds. The funds are derived from our Forsyth County Department of Social Services from the federal government

- for families whose incomes do not exceed 200% of the federal poverty income level AND are not receiving monthly Temporary Assistance to Needy Families (TANF). There is no repayment of TANF grant funds nor any encumbrances upon the asset obtained by participant
- **AHOP-HOME** - Affordable Home Ownership Program provides down payment assistance in the form of a 0% deferred repayment loan. The funds utilized by our AHOP-HOME program derive from HUD (Housing and Urban Development and allocated to our jurisdiction's Winston-Salem / Forsyth County Consortium to be closed in conjunction with the first mortgage and secured by the standard promissory note and deed of trust held by Forsyth County Government.
- **CPLP** - Community Partners Loan Pool Program. The funds are a soft second mortgage via funds allocated from the NC Housing Finance Agency. The loan is a zero percent (0%) deferred second mortgage on the property, to be closed in conjunction with the first mortgage and secured by the standard promissory note and deed of trust held by NC Housing Finance Agency. There is no interest accrual or monthly payment on this loan. Repayment is deferred until the home is sold, transferred, ceases to be occupied as the primary residence of the borrower, or the first mortgage is paid in full.

Please let me know if you need additional information.



Best regards,
Bianca Green,
Loan Officer
Forsyth County Community & Economic Development