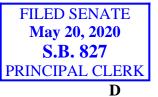
GENERAL ASSEMBLY OF NORTH CAROLINA SESSION 2019



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SENATE BILL DRS35399-MQa-154A*

Short Title:	Housing and Foreclosure Prevention Assistance.	(Public)
Sponsors:	Senators Mohammed, Robinson, and deViere (Primary Sponsors).	
Referred to:		

A BILL TO BE ENTITLED

2	AN ACT TO PI	ROVID	E FINANCIAL ASSISTANCE ON BEHALF OF INDIVIDUALS
3	AFFECTED]	вү тн	E COVID-19 PANDEMIC TO PREVENT FORECLOSURES, TO
4	ESTABLISH	AN EM	IERGENCY HOUSING OFFICE WITHIN THE DEPARTMENT OF
5	HEALTH AN	ND HU	MAN SERVICES, AND TO DIRECT THE DEPARTMENT OF
6	HEALTH AN	ND H	UMAN SERVICES TO STUDY AND PROVIDE DATA ON
7	HOMELESS 1	INDIVI	DUALS AND INDIVIDUALS FACING HOMELESSNESS.
8	The General Asse	mbly of	f North Carolina enacts:
9	SECT	ION 1.	(a) The State Controller shall transfer the sum of one hundred million
10	dollars (\$100,000	,000) f	for the 2019-2020 fiscal year from the Coronavirus Relief Reserve
11	established under	Sectio	on 2.1 of S.L. 2020-4 to the Coronavirus Relief Fund under the
12	Coronavirus Aid,	, Relie	f, and Economic Security (CARES) Act of 2020, P.L. 116-136,
13	established in sect	tion 2.2	of that act.
14			(b) There is appropriated from the Coronavirus Relief Reserve to the
15			m Fund the sum of one hundred million dollars (\$100,000,000) in
16			used by the Housing Finance Agency for the Home Protection Program
17			22A-5.14, as modified by this section.
18			(c) The Housing Finance Agency (Agency) shall utilize the funding
19	11 1		e Protection Program (Program) in this section in accordance with the
20	provisions of G.S.		5.14, except as modified as follows:
21	(1)	0	e participants. – Individuals eligible for the Program meeting all of the
22		follow	ing criteria:
23		a.	The individual is a property owner in this State experiencing financial
24			hardship from job loss as a result of the COVID-19 pandemic and
25			unable to make mortgage payments.
26		b.	The individual is currently enrolled in the State's unemployment
27			programs.
28		c.	The individual's household income may not exceed three hundred fifty
29			percent (350%) of the federal poverty level.
30	(2)		orogram. – An eligible participant may be awarded mortgage assistance
31			in the form of a direct payment to the eligible participant's mortgagee.
32		A loan	issued under the Program shall meet the following requirements:
33		a.	Only one household member may apply for the Program.
34		b.	The property subject to the mortgage must be the sole and primary
35			residence of the eligible participant.



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1 2		c. No more than forty thousand dollars (\$40,00 eligible participant.	00) may be awarded to an
3 4		d. The eligible participant must provide all property information to allow the Agency	
5		mortgagee.	
6 7		e. All record property owners for the subject identified as borrowers on the mortgage or	security instrument must
8 9		f. agree to the terms of the loan issued under the f. The loan shall have a term of 10 years at z	-
9 10		f. The loan shall have a term of 10 years at z measured from the date of the first disbur	÷ · · · ·
11		balance of the loan shall be forgiven at the	
12		term, unless the property has been sold for a	•
13		the loan. The eligible participant shall pay as	1 0
14		amount of assistance paid on behalf of the	
15		the Program, up to the amount of profit rea	• • •
16		purposes of this Program, a property shall	
17		profit if any of the following occur:	
18		1. The property is sold for an amount the	hat is greater than the sum
19		of the amount the eligible participa	0
20		property for plus the amount of assist	
21		eligible participant pursuant to the Pa	rogram.
22		2. The eligible participant refinances the	he mortgage and receives
23		money reflecting all or a portion o	f the equity value of the
24		property.	
25	(3)	Assistance referrals. – A Program applicant shall b	
26		referrals to the Agency's State Home Foreclosure	e e
27		federal Department of Housing and Urban Devel	
28	SECT	counseling for additional financial and foreclosure p	
29 30		ION 1.(d) The rule-making exemption and red) shall apply to this section. The Agency shall ind	
30 31		in this section in the annual report required under G.	
32		ION 2.(a) There is established within the Division	
33		ealth and Human Services the Emergency Housing O	
34	-	le for the following:	ince (onice). The onice
35	(1)	Collect data identifying numbers of homeless indivi	duals and individuals and
36	(-)	families at risk of homelessness in the State.	
37	(2)	Coordinate with the Department, as well as feder	al and local government
38		entities on distributing emergency housing voucher	-
39		eviction prevention, temporary housing, and relocat	· · ·
40	(3)	Provide resources and referrals to nonprofit organi	zations and other entities
41		that offer assistance to homeless individuals and in	ndividuals and families at
42		risk of homelessness.	
43	SECT	ION 2.(b) The Department of Health and Human	n Services shall submit a
44	-	niannually, to the Joint Legislative Oversight Commi-	
45		Fiscal Research Division that contains at least all of t	
46	(1)	Most recent data collected on homelessness and ris	k of homelessness broken
47		down on a regional, county, and city level.	.
48	(2)	A summary of activity and demand for services invo	
49 50	$\langle 2 \rangle$	to homeless individuals and individuals at risk of he	omelessness.
50	(3)	Any legislative and funding recommendations.	

General Assembly Of North Carolina

1	SECTION 3.(a) Any unspent funds remaining on June 30, 2020, shall be carried
2	forward into the 2020-2021 fiscal year and are hereby appropriated for the 2020-2021 fiscal year.
3	The funds shall be used for the purposes described in this act and the requirements and limitations
4	set forth in the CARES Act.
5	SECTION 3.(b) Any funds awarded pursuant to this act that are returned or repaid
6	to the Agency shall be deposited to the Home Protection Program Fund to be used for the
7	purposes described in this act and the requirements and limitations set forth in the CARES Act.
8	SECTION 4. This act is effective when it becomes law.