

# Welcome Home - Affordable Housing Rehabilitation

## Pre-Application

### Program Details:

- Up to \$25,000 per home (\$20,000 in grant funding + \$5,000 in owner match) minimum of \$15K/home. Lessor of \$2,000 or 12% of total is reserved for administration of funds.
- Owner match must be at least 20% of the total project, may be cash on hand, may be acquired through a loan (just \$5K, debt consolidation, etc) through any financial institution, matching grant, donations, etc.
- Owners will have to sign an "Acknowledgement of Receipt of Subsidy".
- Owners must be already residing in the home at time of application.
- Rehab must be need based, not simply to make the home look better. Must be able to justify the need for improvements.
- To be eligible, an applicant/home must be located inside the City of Salem.
- In the table below, please **circle the number of people living in the house and the correct corresponding income level** that most closely matches yours (Owner/Applicant):

FY 2022 HUD Income Limits	Persons Living in House (income level must be < or = # in boxes below # of residents)							
	1	2	3	4	5	6	7	8
<b>Low Income Annually (up to this amount)</b>	\$32,250	\$40,250	\$45,300	\$50,300	\$54,350	\$58,350	\$62,400	\$66,400
<b>Very Low Income Annually (up to this amount)</b>	\$22,050	\$25,200	\$28,350	\$31,450	\$34,000	\$36,500	\$39,000	\$41,550

The above referenced income levels must be verified using the Affordable Housing Program worksheets, and documentation for all sources of income must be provided by applicant. The City/Economic Development Office will work with applicants through this process.

**Please check all that apply to any member of your household:**

- Special Needs (see definitions on back)
- Veteran
- Child under 6 yrs old lives with me (or regularly visits)
- A pregnant woman resides at this address

Was your home built before 1978?    YES                      NO

Name: \_\_\_\_\_

Address: \_\_\_\_\_, Salem, MO 65560

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

I \_\_\_\_\_ have read and understand the information above and by signing this form, submit my application for the Welcome Home Affordable Housing Program.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



The Welcome Home, Affordable Housing Rehabilitation Program is sponsored by the City of Salem, MO and supported by Riverways Federal Credit Union, member of the Federal Home Loan Bank of Des Moines.



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## DEFINITIONS

Special Needs – Elderly, disabled, formerly incarcerated persons, unaccompanied youth, persons recovering from substance or physical abuse (may include dating violence, sexual assault or stalking and domestic violence), or persons with HIV/AIDS. The individual with the qualifying special need(s) is not required to be the head of the household.

- Elderly - a household composed of one or more persons at least one of whom is 62 years of age or more.
- Disabled - Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment. In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and intellectual disability that substantially limit one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself. School age children with an IEP may qualify with documentation from the school.
- Formerly Incarcerated - Individuals previously incarcerated in a state or federal prison.
- Unaccompanied Youth - A youth, 21 years of age or younger, not in the physical custody of a parent or guardian.

Veteran - A person who served in the active US military, naval, or air service; and was discharged or released under conditions other than dishonorable.

Please submit the signed application to [economic@salem-mo.com](mailto:economic@salem-mo.com).  
For questions you may email the previous address or call 573-729-2428.

All of the following Dent County financial institutions are eligible to participate in this program by originating matching loans for homeowner/applicants:

The Bank of Salem  
Progressive Ozark Bank  
Riverways Federal Credit Union  
Town & Country Bank  
US Bank



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