

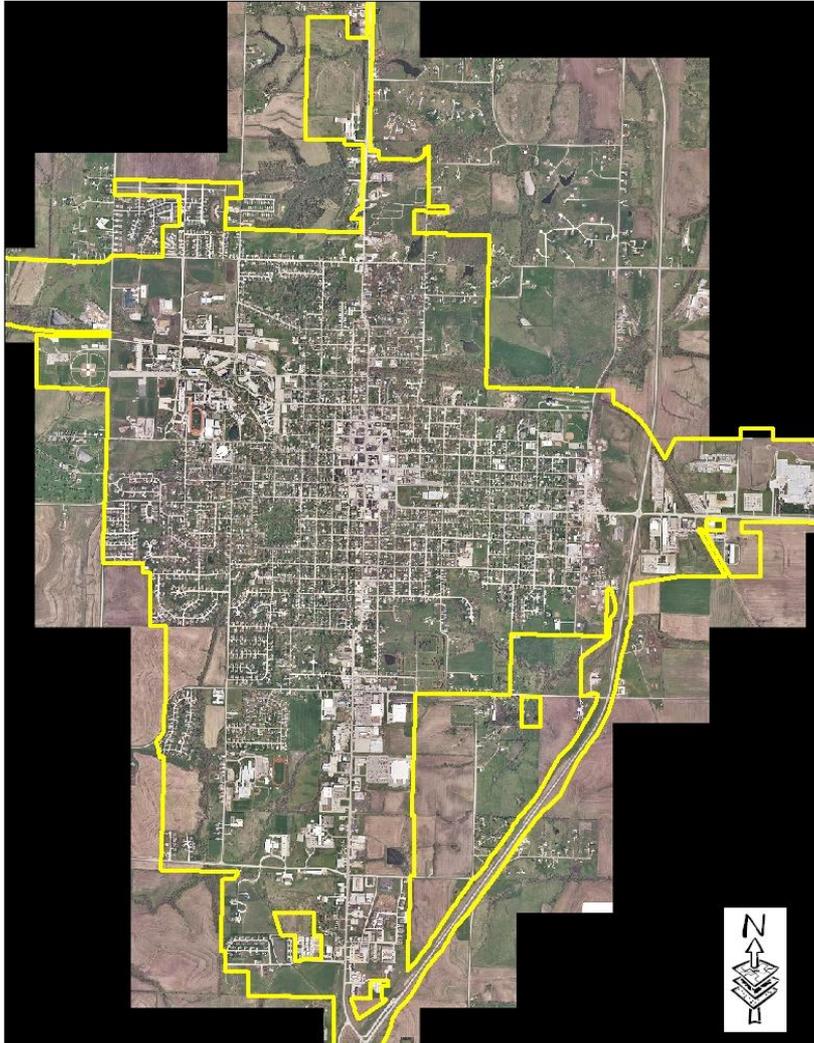
**2011 DREAM
HOME REPAIR OPPORTUNITY
(HeRO) GRANT**

OVERVIEW OF THE GRANT

- Missouri Housing Development Commission (MHDC)
- \$110,000
- Max \$20,000/home
- ~5 Homes in the DREAM Area (Depending on construction costs to the individual homes).



DREAM BOUNDARY



- Redefined for this grant ONLY
- Entire City limits of Maryville

BASIC QUALIFICATIONS

- Owner Occupied
- Meet Income Guidelines
- Be a legal US citizen and have a valid SS number
- Sign a LURA (Land Use Restriction Agreement) *-more about this later*
- Single Family Homes on permanent foundation

Income Guidelines

Effective: May 14, 2010

Missouri Housing Development Commission Maximum Income By Household Size

Revised: May 14, 2010

Non-Metropolitan Area	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	For MHDC Personnel Use Only		
									Median	Applicable	80%
Hickory	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$36,700	\$45,700	\$36,550
Holt	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$45,500	\$45,700	\$36,550
Howell	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$39,000	\$45,700	\$36,550
Iron	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$40,400	\$45,700	\$36,550
Johnson	\$32,050	\$36,600	\$41,200	\$45,750	\$49,450	\$53,100	\$56,750	\$60,400	\$57,200	\$57,200	\$45,750
Knox	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$40,500	\$45,700	\$36,550
Laclede	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$45,100	\$45,700	\$36,550
Lawrence	\$26,050	\$29,800	\$33,500	\$37,200	\$40,200	\$43,200	\$46,150	\$49,150	\$46,500	\$46,500	\$37,200
Lewis	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$45,500	\$45,700	\$36,550
Linn	\$25,800	\$29,450	\$33,150	\$36,800	\$39,750	\$42,700	\$45,650	\$48,600	\$46,000	\$46,000	\$36,800
Livingston	\$29,200	\$33,400	\$37,550	\$41,700	\$45,050	\$48,400	\$51,750	\$55,050	\$52,100	\$52,150	\$41,700
Macon	\$25,950	\$29,650	\$33,350	\$37,050	\$40,050	\$43,000	\$45,950	\$48,950	\$46,300	\$46,300	\$37,050
Madison	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$39,700	\$45,700	\$36,550
Maries	\$27,950	\$31,950	\$35,950	\$39,900	\$43,100	\$46,300	\$49,500	\$52,700	\$49,900	\$49,900	\$39,900
Marion	\$29,050	\$33,200	\$37,350	\$41,500	\$44,850	\$48,150	\$51,500	\$54,800	\$51,900	\$51,900	\$41,500
Mercer	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$45,000	\$45,700	\$36,550
Miller	\$26,250	\$30,000	\$33,750	\$37,500	\$40,500	\$43,500	\$46,500	\$49,500	\$46,900	\$46,900	\$37,500
Mississippi	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$36,700	\$45,700	\$36,550
Monroe	\$26,350	\$30,100	\$33,850	\$37,600	\$40,650	\$43,600	\$46,650	\$49,650	\$47,000	\$47,000	\$37,600
Moniteau	\$30,300	\$34,650	\$39,000	\$43,300	\$46,800	\$50,250	\$53,700	\$57,200	\$54,100	\$54,150	\$41,900
Montgomery	\$27,550	\$31,500	\$35,450	\$39,350	\$42,500	\$45,650	\$48,800	\$51,950	\$49,200	\$49,200	\$39,350
Morgan	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$45,300	\$45,700	\$36,550
New Madrid	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$41,400	\$45,700	\$36,550
Nodaway	\$30,450	\$34,800	\$39,150	\$43,450	\$46,950	\$50,450	\$53,900	\$57,400	\$54,300	\$54,300	\$43,450
Oregon	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$34,000	\$45,700	\$36,550
Ozark	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$38,300	\$45,700	\$36,550
Pemiscot	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$35,100	\$45,700	\$36,550
Perry	\$30,900	\$35,300	\$39,700	\$44,100	\$47,650	\$51,200	\$54,700	\$58,250	\$55,100	\$55,150	\$44,100
Pettis	\$27,750	\$31,700	\$35,650	\$39,600	\$42,800	\$45,950	\$49,150	\$52,300	\$49,500	\$49,500	\$39,600
Phelps	\$27,750	\$31,700	\$35,650	\$39,600	\$42,800	\$45,950	\$49,150	\$52,300	\$49,500	\$49,500	\$39,600

Income Guidelines

- The total number in the household is the total number of persons who currently occupy the property as their **full-time** principle residence.
- A dependent child may be counted as a member of the household, if per the divorce decree each parent has physical custody at least 50% of the time.
- Unborn or foster children are NOT counted as members of the household.

ELIGIBLE/INELIGIBLE REPAIRS

ELIGIBLE

- Weatherization
 - Windows & Doors
 - Heating/Cooling System
 - Insulation
- Repair/Replacement
 - Electrical/Plumbing
 - Roofing
 - Foundation Repair
- Environmental
 - Mold Reduction
- Accessibility
 - Stairs/Rails/Ramps
 - Door Widening
- Lead Risk Reduction

INELIGIBLE

- Fences
- Detached Garages & Sheds
- Hot Tub, Jacuzzi, Whirlpool baths
- Central Vacuum Systems
- Updating Bathrooms, Kitchens & Appliances
- Updating Carpet & Décor
- Pouring Sidewalks and Patios

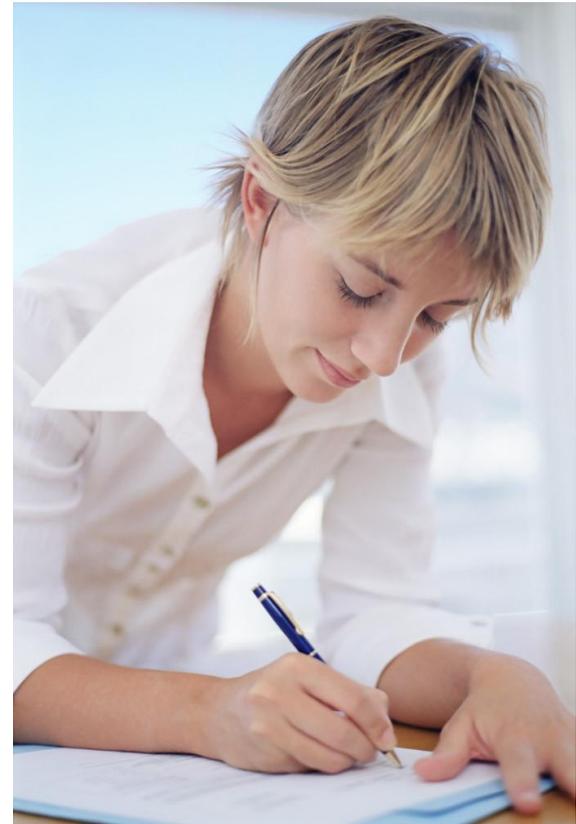
HOME PROGRAM PHASES & PROCEDURES

1. Application
2. Inspection
3. Work Write-Up
4. Solicit Contractors-Cost Estimate
5. Lead Inspection
6. Pre Rehab Conference
7. Reservation Stage
8. Start Construction
9. Close Out Phase



APPLICATION PROCESS

- Complete preliminary application:
 - ▣ Age of home
 - ▣ # in household
 - ▣ Income
- If qualified, will request:
 - ▣ Warranty Deed
 - ▣ Proof of Income
 - ▣ Insurance
 - ▣ Paid Tax Receipts, etc.



INSPECTION/WORK WRITE-UP

- Walk thru of home
- Determine any code violations
- Determine if project is feasible
- Take before pictures
- Determine homeowners concerns



SOLICITING CONTRACTORS

- City will solicit letters to licensed contractor
- Homeowner will be able to pick from a list of pre-approved contractors.
- At least 2 contractors must be chosen
- Contractors will perform cost estimates and lowest will be awarded the bid
- Homeowners CANNOT perform work on their own home.



Lead Inspection

- Pre-1978 homes must be lead inspected by a certified lead inspector
 - Deteriorated Lead Based Paint
 - Leaded Dust
 - Leaded Soil



PRE CONSTRUCTION CONFERENCE

- LURA (Land Use Restriction Agreement)
- Outlines terms of grant and acknowledges repayment by homeowner should the grant conditions not be met.
- Lien will be placed on your home and will act as a 2nd mortgage – with the exception of no payments
- Loan transfers to a conditional forgivable grant
 - ▣ As long as you meet the conditions it automatically terminates after three years.
- Refinancing, Renting Out or Selling the home before the 3 years, will require full payment of subsidy to the City.

CONSTRUCTION

- ❑ Inspectors will make regular on-site inspections of the work.
- ❑ Change orders may occur
- ❑ Be prepared for construction in your home
- ❑ Projects may take longer than expected

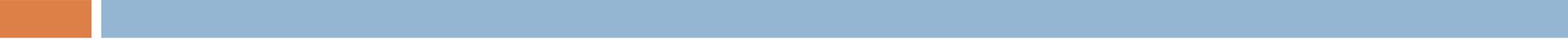


CLOSE OUT

- Final property inspection
- After pictures
- Homeowner must occupy the home for 3 years after the completion of the project
 - ▣ No Selling
 - ▣ No Renting Out
 - ▣ No Refinancing



CONTACT INFO



Stacy Wood, Program Administrator

Jim Wiederholt, Code Enforcement

City Hall

415 N. Market

Phone : 660-562-8012

Email: swood@maryville.org