



## NOTICE TO SALEM COUNTY HOMEOWNERS!

The County of Salem Housing Program Is Accepting Applications from Homeowners for the County's Housing Rehabilitation Program for Home Repair Loans To Low and Moderate Income Homeowners



### TYPE OF LOAN & TERMS

Loans are issued in the form of "deferred loans". Loan funds are secured by a mortgage note held by the County of Salem. Under most circumstances, **WHEN THE DEED OF THE PROPERTY IS TRANSFERRED FROM THE ORIGINAL APPLICANT, THE LOAN IS REPAYED TO THE COUNTY.** At no time are monthly payments required or interest added.

### ELIGIBLE REPAIRS

The purpose of the program is to address code related items & weatherization needs. The types of repairs covered are **roofing, heating systems, electric, plumbing, structural issues, windows, doors, handrails, steps, smoke detectors, and CO detectors.** Items are addressed by priority starting with major systems.

**ADDITIONS AND INTERIOR DECORATING ARE NOT ELIGIBLE.**



### HOMEOWNER ELIGIBILITY

To qualify for a Housing Rehabilitation Loan, the applicant must meet the following eligibility requirements:

- Must Be an Owner Occupant (Full-Time Resident)
- Real Estate Taxes, HOA Fees, And Municipal Utilities Must Be Current
- Homeowner's And Flood Insurance Must Be Valid (If Applicable)
- Gross Annual HOUSEHOLD Income Must Be Less Than 80% Of The Median Income Limits (see table below).



### HUD Maximum Annual Gross Income Guidelines 2025

PERSONS PER HOUSEHOLD							
1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
\$66,850.00	\$76,400.00	\$85,950.00	\$95,500.00	\$103,150.00	\$110,800.00	\$118,450.00	\$126,100.00

*All applications submitted and determined for eligibility are contingent and subject to the County of Salem successfully applying for and receiving grant funding from the State of New Jersey.*

### PARTICIPANT PORTAL LINK:

<https://portal.neighborlysoftware.com/TRIAD/Participant>

You can also contact Triad Associates for a paper application or any questions

**Becky Conway 856-690-9590**