

What is an Owner Occupied Housing Rehabilitation Program?

The City of Fairbury has received funding through the Nebraska Department of Economic Development (NDED) to establish an Owner-Occupied Housing Rehabilitation Program. Eligible homeowners may receive assistance to make structural, mechanical, electrical, weatherization and plumbing improvements to their homes.

How do I know if I'm eligible?

There are certain eligibility requirements, including income, assets, and homeownership. Mobile homes and rental properties are not eligible for participation in the program.

Will I have to repay the assistance?

Conditional Grant. All accepted households will qualify for a 100% Conditional Grant that will be forgiven after 10 years if owner does not move, sell or rent their property within the 10-year affordability period.

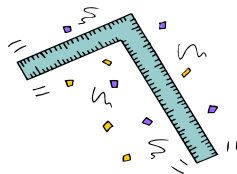
What repairs are ELIGIBLE?

Eligible repairs are those that will add approximately twenty (20) years to the life expectancy of your home, including,

- ~ Structural-Foundation, Roof, etc.
- ~ Mechanical-Furnace, Air Conditioning
- ~ Water Heater
- ~ Electrical-Wiring, Fuse Boxes
- ~ Plumbing
- ~ Weatherization-Windows, Doors, Insulation, Siding, Etc.
- ~ General Maintenance-Kitchens, Bathrooms, Etc.
- ~ Handicapped Accessibility-

Ramps, Bathrooms, Etc.

- ~ Relieve Overcrowding
- ~ Safety or Code Deficiencies
- ~ Lead-Based Paint Mitigation



What repairs are NOT ELIGIBLE?

- ~ Garages & Outbuildings
- ~ Window Air Conditioning Units
- ~ Fireplaces
- ~ Decks & Patios
- ~ Landscaping & Fences
- ~ Jacuzzis, Hot Tubs & Spas
- ~ Kitchen Appliances
- ~ Reimbursement for Repairs **not** completed by the Program.

How much assistance is available?

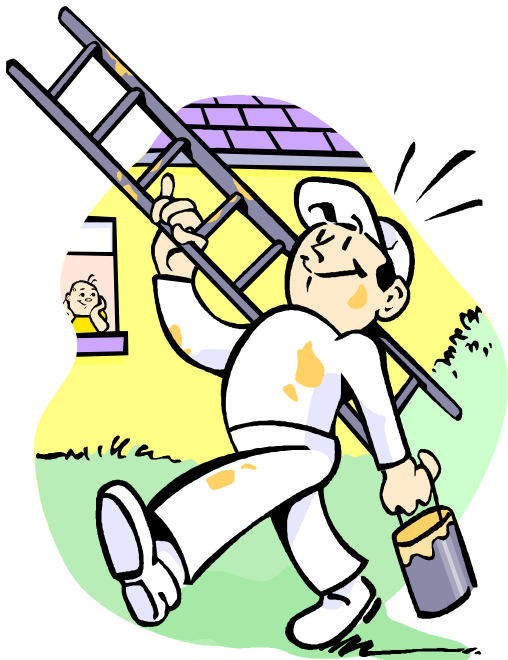
Financial assistance per household generally ranges from \$5,000 - \$20,000 per unit. The maximum per housing unit however, will be limited to \$24,999. This limit unfortunately may exclude certain homes from participating in the program. For example, if a home will not meet basic standards after injecting \$24,999 in assistance, then the home will not be eligible for the program.



What are the annual household income limits for eligibility?

Family Size	Maximum Annual Income
1	\$31,950
2	\$36,500
3	\$41,050
4	\$45,600
5	\$49,250
6	\$52,900
7	\$56,550
8	\$60,200

FIRST CYCLE FULL APPLICATION DEADLINE: JANUARY 17, 2014



Who do I contact for more information?

Brian Bashore or Jen Olds
Southeast Nebraska Development District
2631 "O" Street
Lincoln, NE 68510-1398
Phone: (402) 475-2560
Fax: (402) 475-2794
Email: bbashore@sendd.org or
jolds@sendd.org

Applications and program guidelines also
available online at:

<http://sendd.org/affordable-housing/housing-rehabilitation>

Don't miss out on a chance to make those improvements on your house that you have not been able to accomplish on your own.

Reduce energy costs and increase the value of your home with a grant!



What is the deadline?

The first application cycle deadline is **January 17, 2014**. All full applications received during a "cycle" will be reviewed together and rated on a priority rating scale. Applicants not selected in one round will be automatically considered in subsequent rounds (if funding is available) and will be notified, in writing, of such action.

I'm interested, so where can I pick up an Application Form?

City of Deshler Owner-Occupied Housing Rehabilitation Program

