

### 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. Very low income households will qualify for a 100% Conditional Grant that will be forgiven after 5 years if owner does not move, sell or rent their property within the 5-year affordability period.

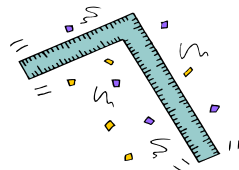
### How much assistance is available?

Financial assistance per household generally ranges from \$5,000 - \$20,000 per unit. The maximum per housing unit is 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 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
- ~ Driveways & Sidewalks
- ~ Window Air Conditioning Units
- ~ Fireplaces
- ~ Decks & Patios
- ~ Landscaping & Fences
- ~ Jacuzzis, Hot Tubs & Spas
- ~ Kitchen Appliances
- ~ Reimbursement for Repairs **not** completed by the Program.



### What are the annual household income limits for eligibility?

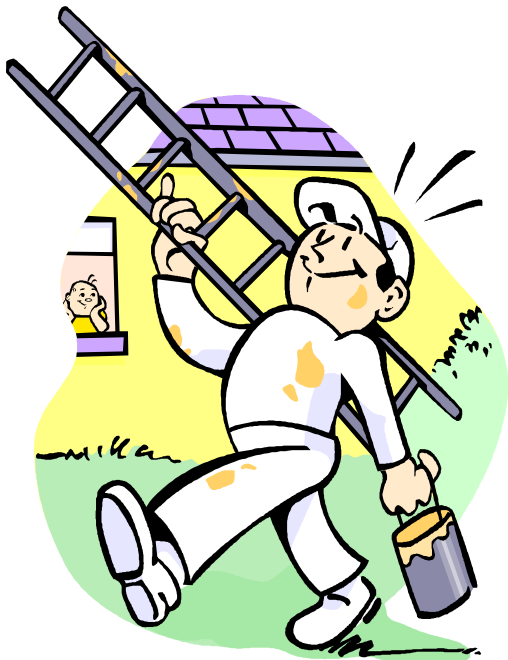
2016 Income Limits

Family Size	Low Income Limit	Moderate Income Limit
1	\$33,900	\$42,400
2	\$38,750	\$48,400
3	\$43,600	\$54,500
4	\$48,400	\$60,500
5	\$52,300	\$65,400
6	\$56,150	\$70,200
7	\$60,050	\$75,100
8	\$63,900	\$79,900



The Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for any housing. The prohibitions specifically cover discrimination because of race, color, national origin, religion, sex, disability and the presence of children.

Un mensaje de servicio público del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos en asociación con la Alianza Nacional de Equidad de Vivienda. La Ley Federal de Equidad de Vivienda prohíbe la discriminación por motivos de raza, color, religión, nacionalidad, sexo, situación familiar o discapacidad. Para más información, visita [www.hud.gov/fairhousing](http://www.hud.gov/fairhousing).



Who do I contact for more information?

**Jim Warrelmann or Judi Meyer**  
Southeast Nebraska Development District  
2100 Fletcher Ave., Ste. 100  
Lincoln, NE 68521  
Phone: (402) 475-2560  
Fax: (402) 475-2794  
Email: [jwarrelmann@sendedd.org](mailto:jwarrelmann@sendedd.org) or  
[jmeyer@sendedd.org](mailto:jmeyer@sendedd.org)

Applications and program guidelines also  
available online at:  
<http://sendedd.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?

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?**

Fairbury Owner Occupied Housing Rehabilitation Program Applications are available at the following location:

City of Fairbury  
612 D Street  
Fairbury, NE 68352

# City of Fairbury Owner-Occupied Housing Rehabilitation Program

