



Southeast Nebraska Development District

www.sendd.org

MAIN OFFICE
2631 "O" Street, Lincoln, NE 68510
Office: 402-475-2560
Fax: 402-475-2794
ebausch@sendd.org

HUMBOLDT OFFICE
PO Box 308, Humboldt, NE 68376
Office: 402-862-2201
senddhumboldt@windstream.net

FOR IMMEDIATE RELEASE

Thursday, April 12, 2012

Contact: Emily Bausch
402-475-2560

PRESS RELEASE

Plattsmouth Seeks Pre-applications for Possible Housing Rehabilitation Program

The City of Plattsmouth is requesting home-owners needing financial assistance in completing housing rehabilitation projects to submit a pre-application by June 1, 2012. The pre-applications are being requested from potential program participants to determine a market for financing. Interested residents can find pre-application and informational brochure at the City Hall located at: 136 North 5th Street, Plattsmouth.

The City anticipates submitting an application for 2012 to the Nebraska Department of Economic Development for financial assistance to conduct an Owner-Occupied Housing Rehabilitation Program for the City of Plattsmouth. If the City's application to Nebraska Department of Economic Development (NDED) is approved, eligible homeowners may receive assistance to make improvements ranging from \$5,000 to \$24,000 on their homes. Eligible repairs could include health and safety issues and all major systems which would bring a property to accepted housing standards and extend the effective life of the house for another twenty years.

Eligibility for the Housing Rehabilitation Program is determined by several criteria including, owning and occupying a single-family residence within the City of Plattsmouth and meeting annual household income limits.

The program is funded through the Community Development Block Grant (CDBG) monies administered by the Nebraska Department of Economic Development and will be implemented in accordance with the Federal Fair Housing Law (The Fair Housing Amendments Act of 1988).

Information and pre-application forms are also available at the offices of the Southeast Nebraska Development District (SEND D), 2631 "O" Street, Lincoln, NE 68510-1398 and at www.sendd.org. Questions may be directed to Emily Bausch at 402.475.2560 or e-mail ebausch@sendd.org.

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What is the proposed Program Area?

Housing Rehabilitation Assistance will be available within the boundaries of the City of Plattsmouth.

Is a Rental House Eligible?

No; only owner-occupied single-family housing units are eligible.

What is the typical amount of grant or loan assistance?

Assistance typically ranges from \$5,000 and not to exceed \$24,000 per unit.

This limit may exclude a specific home from participating in the program. For example, if it is estimated that a home will still not meet basic standards after \$24,000 in repairs are made, then the home will not be eligible for the program.

Will I have to pay this back?

The City will be developing several categories of financial assistance. Typical types of financing will be Forgivable Grants, Deferred Loans and direct low interest loans.

Owner Occupied Housing Rehab.

What repairs are ELIGIBLE?

- ~ Structural-Foundation, Roof, etc.
- ~ Mechanical-Furnace, Water Heater, etc.
- ~ Electrical-Wiring, fuse boxes
- ~ Plumbing
- ~ Weatherization-Windows, Doors, Insulation, Siding, etc.

- ~ General Maintenance-Kitchens, Bathrooms, etc.
- ~ Handicapped Accessibility-Ramps, Bathroom, etc.
- ~ Relieve overcrowding
- ~ Safety and Code Deficiencies.

What is usually not eligible?

- ~ Garages & Outbuildings
- ~ Driveways & Sidewalks
- ~ Window Air Conditioning Units
- ~ Fireplaces
- ~ Patios
- ~ Landscaping & Fences
- ~ Jacuzzis, hot tubs and spas
- ~ Kitchen Appliances
- ~ Any costs for repairs not completed during the program.

What is the deadline?

Pre-Application forms need to be completed and returned by June 15, 2012 to the SENDD office in Lincoln.

The City anticipates applying for federal funds by July 27, 2012.

What are the proposed annual household income limits for eligibility?

Family

Size	<u>Maximum Annual Income</u>
1	\$40,050
2	\$45,800
3	\$51,500
4	\$57,200
5	\$61,800
6	\$66,400
7	\$70,950
8	\$75,550

What Financing options will be available?

If the proposed project is funded, the City will then determine categories of financing.

It is anticipated that a combination of Forgivable Grants, Deferred Loans and Direct 0% Interest Loans will be developed, dependent on income levels within the maximum incomes for the program.

This brochure is being used to identify a MARKET for eligible homeowners who would be interested in participating.

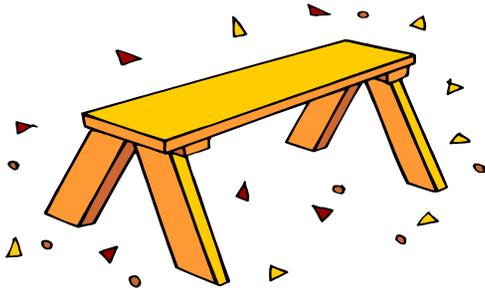
Who do I contact for more information?

Emily Bausch, SENDD
2631 "O" Street
Lincoln, NE 68510-1398

PHONE (402) 475-2560
FAX (402) 475-2794
Email: ebausch@sendd.org

Or - where can I pick up a Pre-Application Form?

CITY HALL
136 No. 5th Street
Plattsmouth, NE 68048



Fix those items you have not been able to accomplish on your own.



Working together, we may be able to improve the condition of your home!

FINANCIAL ASSISTANCE IS NOT YET AVAILABLE. PRE-APPLICATIONS ARE BEING REQUESTED TO DETERMINE A MARKET FOR FINANCING AT THIS TIME.

CITY OF PLATTSMOUTH

PROPOSED

Home-Owner's Rehabilitation Program

