

What is an Owner Occupied Housing Rehabilitation Program?

The City of Falls City 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. 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.

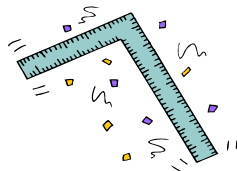
How much assistance is available?

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?

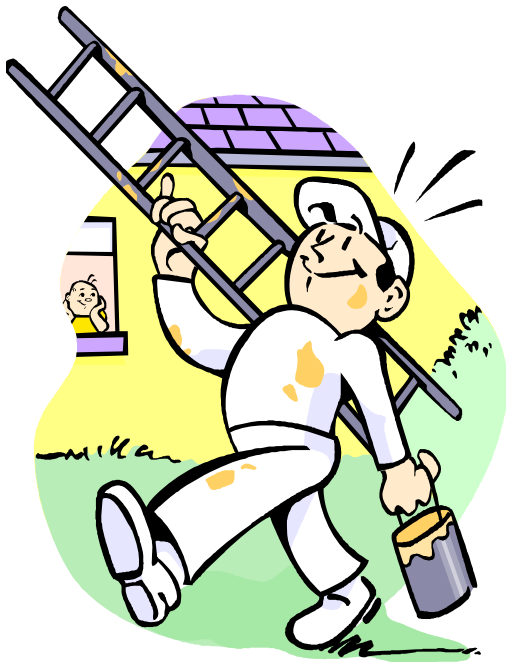
2018 Income Limits

Family Size	Low Income Limit
1	\$38,100
2	\$43,550
3	\$49,000
4	\$54,400
5	\$58,800
6	\$63,150
7	\$67,500
8	\$71,850



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.



Who do I contact for more information?

Jim Warrelmann or Jacob Valentine
Southeast Nebraska Development District
2100 Fletcher Ave., Ste. 100
Lincoln, NE 68521
Phone: (402) 475-2560
Fax: (402) 475-2794
Email: jwarrelmann@sendd.org or
jvalentine@sendd.org

Applications and program guidelines also
available online at:
[http://sendd.org/affordable-
housing/housing-rehabilitation](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?

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?

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

City of Falls City
2307 Barada Street
Falls City, NE 68355

City of FALLS CITY

Owner-Occupied Housing Rehabilitation Program

