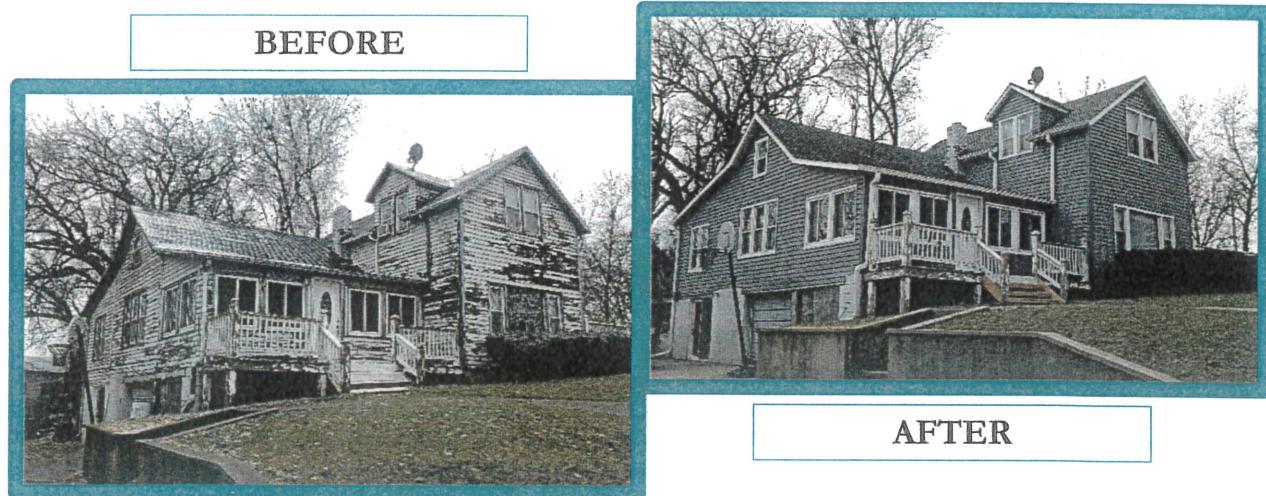


FAIRBURY, NEBRASKA
\$624,500 REQUESTED FOR A PROPOSED CITY-WIDE
Owner-Occupied Housing Rehabilitation Program
OFFERED BY
THE NEBRASKA AFFORDABLE HOUSING TRUST FUND



Owner-Occupied Housing Rehabilitation Program

The City of Fairbury is applying to 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.

Income Qualifications *

- Applicants at or below 100% of the median household income of Jefferson County, NE, adjusted for family size may be eligible.

Family Size

Income Limit

1	\$55,063
2	\$62,938
3	\$70,813
4	\$78,625
5	\$84,938
6	\$91,250
7	\$97,500
8	\$103,813

*These income limits represent 2022 data.
The 2023 numbers will be updated by HUD in April.
Limits for this program are subject to change.

Property Eligibility/ Amount of Assistance

- Housing units within the municipal limits of Fairbury are eligible to participate.
- There are certain eligibility requirements, including income, assets, and homeownership. Mobile homes and rental properties are not eligible for participation in the program.
- Financial assistance per household generally ranges from \$10,000-\$35,000 for each unit.
- The maximum amount of assistance is \$40,000.
- If a home cannot be determined to meet basic standards with \$40,000 in assistance, the unit will not qualify for assistance.

Need more information?

Contact **SENDD** for a pre-application or more information!

Nichole Jones
Housing Specialist
njones@sendd.org

Southeast Nebraska
Development District (SENDD)
7407 O Street
Lincoln, NE 68510
PHONE: (402) 475-2560
FAX: (402) 475-2794

City of Fairbury: Voluntary Housing Survey

1. What year was your home built? _____

2. Does your home need any repairs/updates? If so, please tell us what they are:

3. In your opinion, what are the biggest housing needs in Fairbury? (New construction, rehabilitation, rental properties, etc.)

4. How long have you lived in Fairbury? _____

5. What makes Fairbury a desirable place to live? In your opinion, what could the community do to increase its attractiveness/desirability for those who are considering moving to town? What can the community do to retain its residents?

FAIRBURY
CITY-WIDE HOUSING REHABILITATION PROGRAM
Pre-Application for Rehabilitation Assistance

Pre-application for the City of Fairbury Housing Rehabilitation Program. Completion and return of this pre-application will place your name on a waiting list to determine the interest level.

Name of Applicant	Age	/ Yes or No
		Disabled
Name of Spouse/ Co-Applicant	Age	/ Yes or No
		Disabled

Other Household Members:

<u>Name</u>	<u>Age</u>	<u>Disabled</u>
	/	/ Yes or No
	/	/ Yes or No
	/	/ Yes or No
	/	/ Yes or No
	/	/ Yes or No

Street Address	City	State Zip Code	Home Phone #	Work Phone #
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Mailing Address (if different than Street Address)	City	State	Zip Code
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Year House Built Legal Description of House to be rehabilitated:

Lot #	Block #	Description/Subdivision
<u>Relationship of Applicant to Property:</u> (Check one)		<u>Owner Occupant</u>
_____		Renter (Rental units are NOT eligible)
_____		Land Sales Contract (NOT eligible)
_____		Other (Please explain) _____

Financial Information

- Income

\$ _____ Combined annual household incomes
 (Use most recent Federal Income Tax Return if available.
 Tax Return will eventually be required for participation.)

\$ _____ Annual gross earning from Pensions, Social Security, Disability Payments
 \$ _____ Other (ADC Payments, Child Support, Alimony, Foster Care, etc.)
 \$ _____ Anticipated Income (upcoming 12 months)

Rehabilitation Activities

What items in your home are in need of repair?

APPLICANT DECLARATIONS

I (We), the undersigned fee owner(s) of the property located at _____, in **Fairbury**, Nebraska, hereby make a pre-application to the Owner-Occupied Housing Rehabilitation Program, sponsored by the City of Fairbury (Operating Agency), to be considered for funding by the Nebraska Department of Economic Development (NDED).

I (We) agree to abide by all rules and regulations established for this rehabilitation program, including the right of the Operating Agency to inspect the property proposed for rehabilitation for the purpose of determining its suitability and condition, as well as to determine progress on the work being undertaken.

I (We) also understand that the receipt of this pre-application by the Operating Agency in no way implies approval of the application or acceptance by the applicant for rehabilitation assistance and that approval of the application will depend upon eligibility requirements and the availability of program funds.

I (We) understand that if the additional funding becomes available for the Fairbury housing rehabilitation program, a full application for assistance will then be required.

(F) SIGNATURES

I (We) hereby certify that I (we) do not have any income, savings accounts or any other assets that are not reported; and I (We) hereby verify that the above stated information is true and accurate to the best of my (our) knowledge:

Applicant

Date

Applicant

Date

- Please return this completed PRE- Application to:
Nichole Jones, Housing Specialist
Southeast Nebraska Development District
7407 O Street
Lincoln, NE 68510
- If you have questions, please call Jim Warrelmann at the SENDD office (402) 475-2560, e-mail: njones@sendd.org
or Ashley Larsen via email at alarsen@sendd.org

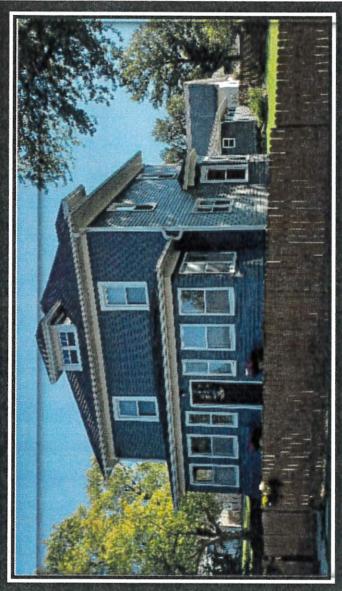
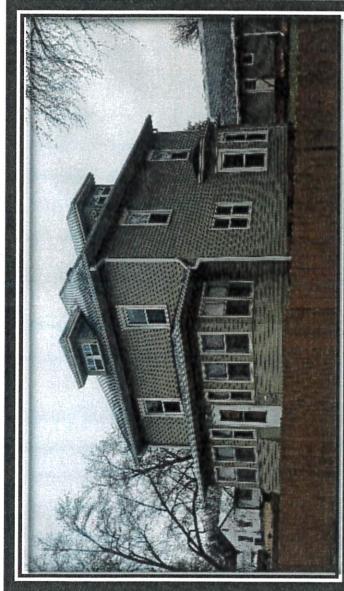
City of Fairbury Proposed Owner-Occupied Rehabilitation Housing Program



What is the deadline?

Pre-Applications are due to the Fairbury City Office by **APRIL 15, 2023**:

Fairbury City Office:
612 D Street
PO Box 554
Fairbury, NE 68352



I'm interested, so where can I pick up a pre-application Form?

Fairbury City Office:
612 D Street
PO Box 554
Fairbury, NE 68352

402-729-3906



Who do I contact for more information?

Nichole Jones
Housing Specialist

Southeast Nebraska Development District
7407 O Street
Lincoln, NE 68510
Phone: (402) 475-2560
Fax: (402) 475-2794
Email: njones@sendd.org

**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!**

SENDD

Southeast Nebraska Development District

What is an Owner-Occupied Housing Rehabilitation Program?

The City of Fairbury is applying to 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. Must have homeowner's insurance or ability to obtain it at time of FULL application. Properties located outside City Limits are Not Eligible

Will I have to repay the assistance?

Conditional Grant: Income-qualified households will qualify for a 100% Conditional Grant that will be forgivable after 6 years if owner does not move, sell or rent their property within the 6-year affordability period.

How much assistance is available?

Financial assistance per household generally ranges from **\$10,000 - \$35,000** per unit. The maximum per housing unit is limited to **\$40,000**. This limit unfortunately may exclude certain homes from participating in the program. For example, if a home will not meet basic standards after injecting **\$40,000** 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

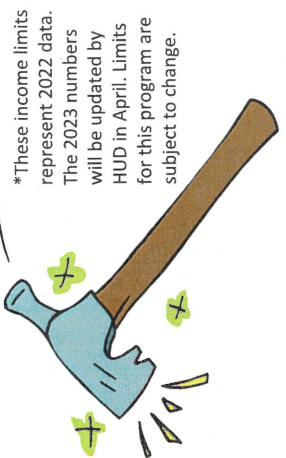
What repairs are NOT ELIGIBLE?

- ✗ Detached Garages & Outbuildings
- ✗ New Driveways & Sidewalks
- ✗ Window Air Conditioning Units
- ✗ New 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?

2022 Income Limits *

Family Size	Maximum Gross Annual Household Income
1	\$55,063
2	\$62,938
3	\$70,813
4	\$78,625
5	\$84,938
6	\$91,250
7	\$97,500
8	\$103,813



*These income limits represent 2022 data. The 2023 numbers will be updated by HUD in April. Limits for this program are subject to change.



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.

