

### What is the Program Area?

Housing Rehabilitation Assistance will be available within the city limits of Tecumseh.

**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 \$24,999 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 \$24,999 in repairs are made, then the home will not be eligible for the program.

### Will I have to pay this back?

It is anticipated that financing will be Conditional Grants. You may be required to pay back a portion if you do not live in the home as your primary residence for at least 5 years.



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 in the program.

### What are the annual household income limits for eligibility? (80% 2023 Limits)

Category 1: 100% grant

Family Size	Maximum Income
<b>1 person</b>	\$ 46,600
<b>2 people</b>	\$ 53,250
<b>3 people</b>	\$ 59,900
<b>4 people</b>	\$ 66,550
<b>5 people</b>	\$ 71,900
<b>6 people</b>	\$ 77,200
<b>7 people</b>	\$ 82,550
<b>8+ people</b>	\$ 87,850

**What Financing options will be available?** The City of Tecumseh has developed a financing system utilizing Conditional Grants for the program.



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.

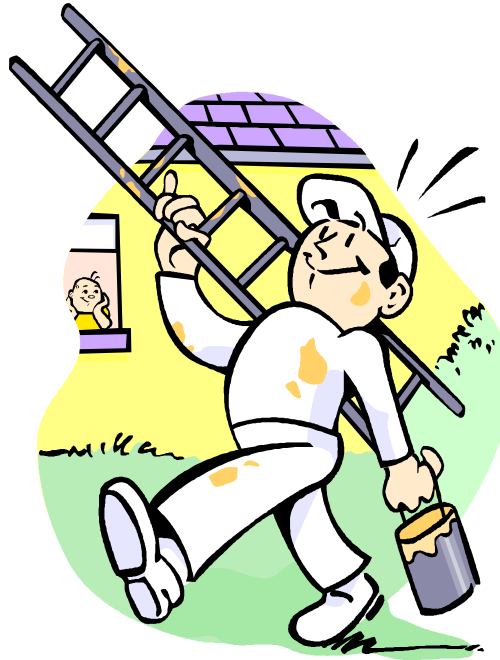
Who do I contact for more information or request a full-app be mailed to me?

Nichole Jones,  
Housing Specialist  
Southeast Nebraska Development  
District (SEND D)  
7407 O St.  
Lincoln, NE 68510  
Phone: (402) 475-2560  
Fax: (402) 475-2794  
Email: [njones@sendd.org](mailto:njones@sendd.org)

Janelle Moran, City Clerk  
P.O. Box 471  
122 South 4<sup>th</sup> Street  
Tecumseh, NE 68450  
City Phone: 402-335-3570  
City Fax: 402-335-3185  
email: [jmoran@tecumsehne.com](mailto:jmoran@tecumsehne.com)



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



# City of Tecumseh Home-Owner's Rehabilitation Program



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