



ATTENTION HOMEOWNERS

**WANTING TO MAKE THOSE
HOME IMPROVEMENTS?**

See Below!



Applications are now being accepted for Owner-Occupied Rehabilitation Services in Sargent, Nebraska by The City of Sargent Housing Rehabilitation Program.

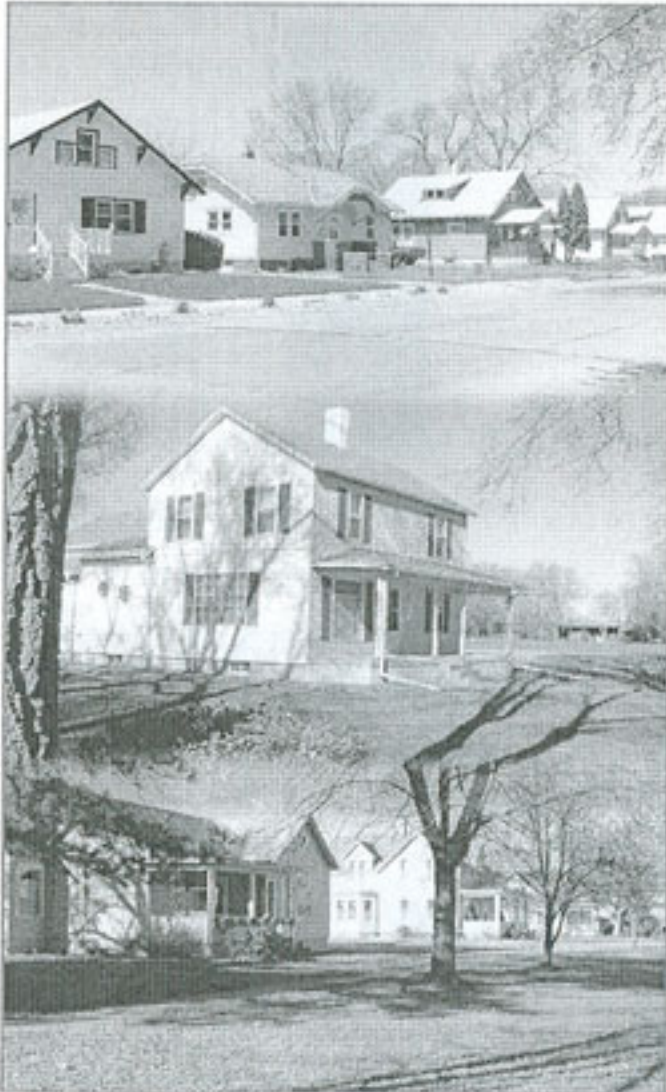
SERVICES: *Rehabilitation for weatherization and energy efficiency, accessibility, and housing quality.*

***Application/
Questions:*** Program Information and Applications are available at the City of Sargent offices, or by calling Community Development Services @ 402-582-3580.



City of Sargent

Housing Rehabilitation Program



Basic Requirements

- Home must be an owner-occupied single-family home and NOT a mobile home;
- Home must be inside the municipal boundaries of the City of Sargent;
- Household income cannot exceed HUD's Income Limits (see below)
- Property Taxes on home must be current;
- Applicants must have a net worth of less than \$75,000, excluding residence
- Homeowner must carry current dwelling insurance; and
- After the rehabilitation has been completed, the home must meet the minimum rehabilitation standards set by the Nebraska Department of Economic Development.

Income Chart

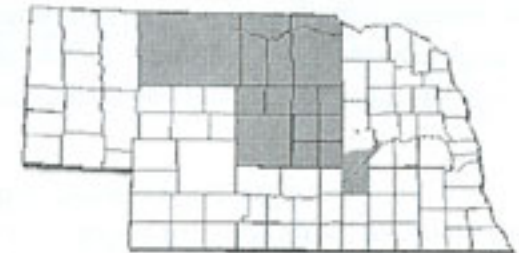
# Living In Household	Annual Income Limit
1	\$30,050
2	\$34,350
3	\$38,650
4	\$42,950
5	\$46,400
6	\$49,800
7	\$53,250
8	\$56,700

Application

Applications can be received as follows:

- *Pick up* at the Sargent City Offices (106 North 2nd Street), or
- *By mail or fax* from
Community Development Services—
Phone/Fax: 402-582-3580

These rehabilitation funds are brought to you by the City of Sargent, in partnership with the Central Nebraska Housing Developers



Judy Petersen, Housing Director
Central Nebraska Housing Developers
P.O. Box 201
Chambers, NE 68725
Phone: 402-482-5711
Fax: 402-482-5632
E-Mail: judy@cneddl.org
Web: www.cneddl.org/housing.html

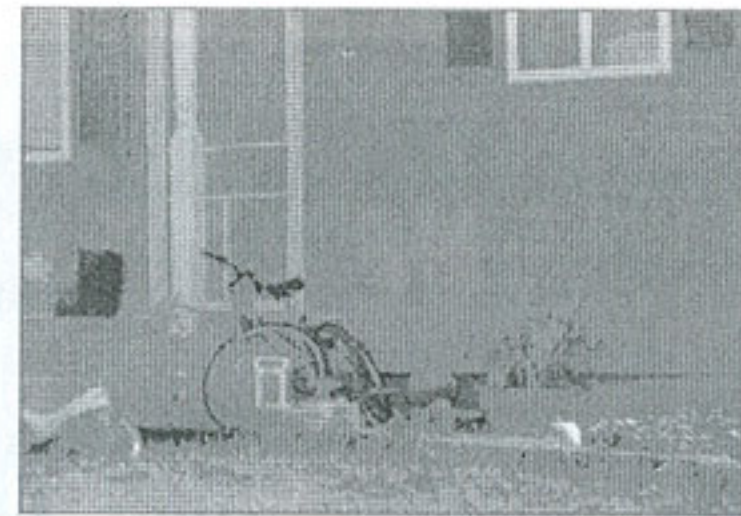


Improving Housing

Our homes are our havens, filled with our lives and our memories. If we want them to continue to shelter our families, and to serve future generations, our homes need to be maintained. Many older homes are not energy-efficient and are in need of repair. It's not only a safety and health issue – increased utility and repair costs reduce what families can spend in the community on other needs like food, clothing, transportation, medical expenses and child care.

By improving housing in a community, all residents benefit. Housing improvements often have a "domino" effect, inspiring other owners on a street to invest in their properties as well. The community displays a positive, progressive image. Employers who want to expand or relocate to a community with improved housing see renewed vitality.

Our Single-Family Owner-Occupied Rehabilitation Grant Program is targeting 8 owner-occupied homes for repair in the City of Sargent. Through the program, income-eligible homeowners will make their homes safer, decrease high utility costs, and protect them for the next generation.



The City of Sargent is bringing Single-Family Owner-Occupied Rehabilitation Funds to qualified residents of our community.

The purpose of these funds are:

- Improve the health and safety of living conditions in the City of Sargent.
- Increase the number of good, habitable dwelling units by improving existing housing.
- Preserve and enhance housing stock for future generations.
- Improve the desirability of housing in the City of Sargent.
- Enhance accessibility of homes when feasible.
- Increase local employment.

Eligible Uses (not limited to):

- Repair or Replacement of Windows, Doors and Siding;
- Roof repair or replacement;
- Water Heater, Furnace / AC;
- Electrical/Plumbing
- Insulation and Storm Windows;
- Repair of Walls, Ceilings and Floors;
- Accessibility changes for Persons with Disabilities; and Health and Safety related items, including reducing or eliminating Lead-Based Paint Hazards.

Funds Available:

Up to \$25,000 per home, at 0% to 2% interest

Basic Requirements (see other side):