

## What is the proposed Program Area?

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

**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.



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.

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

Category 1: 100% grant

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

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

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

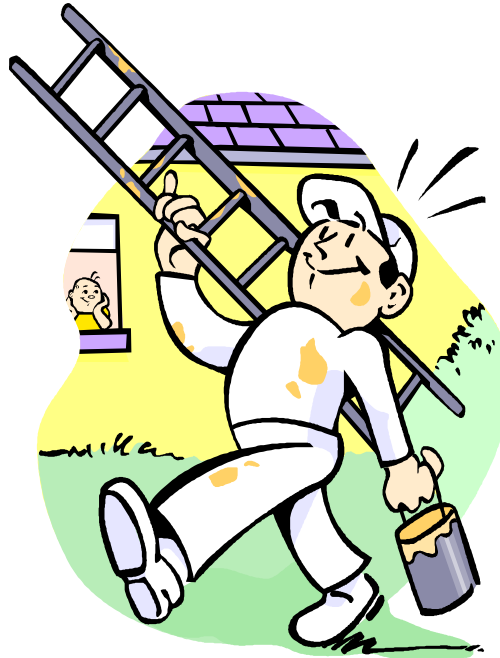
Who do I contact for more information or request a pre-app be mailed to me?

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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!

# City of Falls City Proposed Home-Owner's Rehabilitation Program

