

## Basic Information

The City of Auburn was awarded \$520,000 from the Nebraska Department of Economic Development (NDED) to establish a new construction program within City Limits. This program will build two new single-family homes that will be available to purchase by income-qualified buyers who are at or below 120% of the area median income for Nemaha County (based on family size).

### How do I know if I'm eligible?

There are certain eligibility requirements, including income and assets. All prospective buyers must be able to qualify for a first mortgage.

## Financial Assistance

The City of Auburn is offering a development subsidy to help buyers maintain affordable payments. The subsidy offered will be the difference between the cost to build and the appraised value at completion. Please inquire for additional details.

## Sales Price

The final sales price on each unit will not exceed \$335,000.

## Property Details

This program will construct two new single-family homes within City Limits. The following features will be included in the buildout of both homes:

- ✓ Each home will be 1,496 square feet.
- ✓ 9" ceilings throughout the homes
- ✓ 3 bedrooms
- ✓ 2 bathrooms
- ✓ Will include an oversized two-car garage.
- ✓ Option for unfinished basements

Samples of the floor plans are available upon request to all prospective buyers. If applicants are verified as eligible for the program prior to the construction completion, they may be able to indicate preference for certain features on the new home, such as siding color, etc. (Pending budget availability)

Photos of similar homes are included elsewhere in this brochure.

## What are the annual household income limits for eligibility?

### 2024 Income Limits

Family Size	Maximum Gross Annual Household Income
1	\$71,280
2	\$81,480
3	\$91,680
4	\$101,760
5	\$109,920
6	\$118,080
7	\$126,240
8	\$134,400



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](http://www.hud.gov/fairhousing).



**\*\*Photo of Similar Floor Plan\*\***

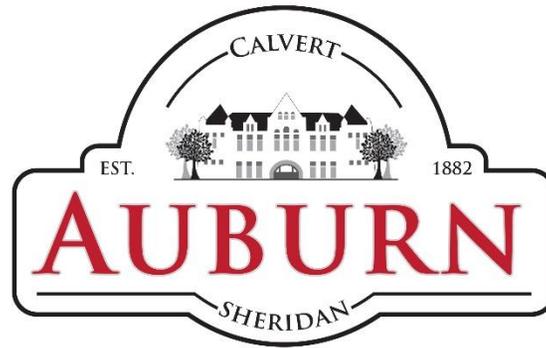
**Who do I contact for more information?**

**Jim Warrelmann**– Director of Housing Services  
Southeast Nebraska Development District  
7407 O Street  
Lincoln, NE 68510  
Phone: (402) 475-2560  
Fax: (402) 475-2794  
Email: [jwarrelmann@senndd.org](mailto:jwarrelmann@senndd.org)

**Crystal Dunekacke**- City Administrator  
City of Auburn  
1101 J Street  
Auburn, NE 68305  
Phone: (402) 274-3420 ext 306  
Email: [crystald@auburn.ne.gov](mailto:crystald@auburn.ne.gov)

**What is the deadline?**

Homebuyer applications will be received on a rolling basis until two applicants are verified and approved for the program. Be sure to thoroughly fill out your application form to help expedite the verification process.



**I'm interested, so where can I pick up an Application Form?**

**Contact the City of Auburn or SENDD for an application or more information!**

**City of Auburn:  
New Construction  
Program**

**\$520,000 awarded  
from the Nebraska  
Affordable Housing  
Trust Fund (NAHTF)**



**\*\*Photo of Similar Floor Plan\*\***

