

Twin Cities Development
Association, Inc

Western Nebraska Housing Opportunities
Twin Cities Development

Breathing life into Grandma's house



Grandma houses -
sometimes neat & tidy



Can be a lot of small, chopped up rooms to deal with. Not a lot of open concept

Sometimes well taken care of yards

Super charming



And pretty gardens



Sometimes NOT !!!



Sometimes a coat of paint or siding
can do wonders



Sometimes a new stucco job !!!



Gotta love the old days

Lots of paneling

No showers in bathrooms



And those bowling alley basements
and more paneling



Classic kitchens

- Real wood --- but...
UGLY
- Lovely linoleum OR
parquet if you're RICH



Strip and paint those good solid wood cabinets, add new hardware and countertops





New countertops and bath vanities



Update with new light fixtures



Update
appliances



Definitely remove any bath fixture that is

- Pink, blue, yellow, green



More pretty bathrooms





I could show ugly bathrooms all day
— HIRE A PROFESSIONAL PLUMBER


Tips for saving money on Rehabs

- Shop closeouts and discontinued items
- Let your hardware/lumber companies know that you are in the business to rehab --- they will alert you to close outs and sales
- Don't be afraid to use leftover materials to do something unique and different



Be Creative --- Leftover tiles for custom showers !!





Updates
that don't
cost a lot

Update light fixtures

Tear off wallpaper ---
how many layers????


New Paint

Tearing out old
bathrooms

Tearing out old carpet

Demo paneling

Drywall



Updates
that DO
COST a lot

\$\$\$ Plumbing

\$\$\$ Electrical

\$\$\$ Foundation issues

\$\$\$ Sewer Lines

\$\$\$ Roof

\$\$\$ Furnaces

Create a Team of Subs

- Electricians
 - Plumbers
 - HVAC guys
 - Flooring - tile, carpet, wood
 - A good drywaller
-
- ALWAYS GET COMPETITIVE BIDS -- DON'T BE AFRAID TO SPLIT THE WORK AND HAVE MORE THAN ONE OPTION – COMPETITION LEADS TO LOWER BIDS AND LOWER COSTS

A FEW GOOD EMPLOYEES

- We operate with a very small team

2 Full Time employee

1 Part Time employees

Several Laborers as Needed

Things we ALWAYS DO:

- Get Title insurance
- Camera the sewer & water lines
- Inspect the electrical
- Inspect the HVAC
- Check out the Roof



How to Budget for a Rehab

- Take your purchase price
- Cost of major updates
- Double for the labor
- Add 15% to 20% for all the little things you forgot
- TAKE INTO ACCOUNT THE NEIGHBORHOOD
- Make sure it will appraise in the neighborhood after you are done with the updates

WNHO Purchase Rehab Resale

- Purchase vacant, run down properties --- fix them up and sell to income qualified families
- Over 50 rehab projects
- Worst ones in neighborhoods
- Tear down if too bad to rehab
- Lots of Options.....

TCD and WNHO

- Twin Cities Development does market rate projects and Fair market value
- Western Nebraska Housing Opportunities does the low income and affordable housing project.

Other Rehabs done for Work

WNHO or

TCD

Addition & new Siding



Complete makeover



Interior



Rehab in progress – trade rent for remodeling and cleaning hours



Traditional Before & After Rehab



Tore down a burned-out house - moved a property purchased from City



Tore down and built a new home



Removed drug house & built a new home - high school construction class



Demo & replace with a new modular home



Minor Rehab



Rental Rehab Projects

Summit Apartments – 2009

Former use - Summit Christian College

16 units – built with nursing college and housing nursing students in mind

3 --1 Bedroom

10-- 2 bedroom

3 --- 3 bedroom

Rents \$550 to \$780

Grant funded – DED – Housing funds - \$998,515



Broadway Suites – Downtown Loft Apts.

15 Loft Apartments - 1620
Broadway - above TCD
offices

Grant funding through DED
to WNHO

\$286,300 Phase I

\$433,800 Phase II

Rents - \$ 650 to \$1,500 per
month

6 Affordable and Income
Qualified units

9 Market rate units

1 efficiency, 8 – 1 BR, 6 – 2



Eastwood Apartments – low income development

WNHO purchased for \$75,000
and started Phase I – 11 units

\$400,000 + WNHO Funds
Used jail crew for Demo

New plumbing, HVAC, water,
sewer, electrical, sprinkler
system, cameras

DED \$500,00 for Phase II

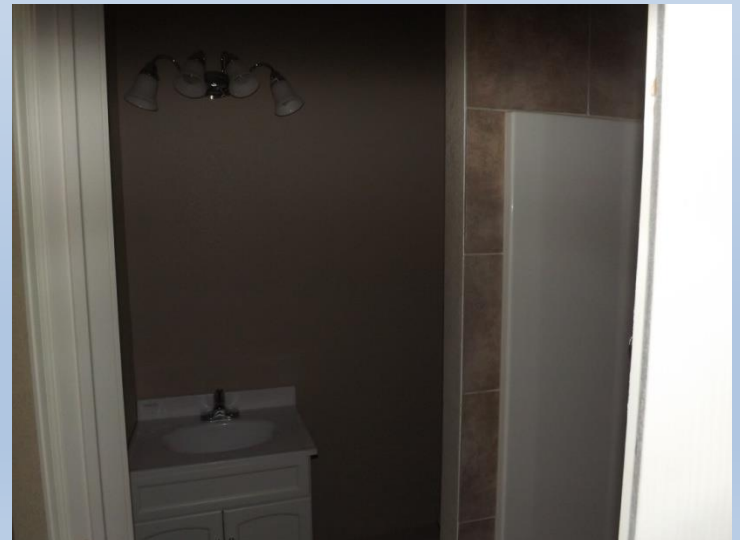
Additional 15 units
26 total units

Very low income tenants -
Studio & 1 BR

Section 8 approved – it took 1
½ years



Eastwood Apts.





TCD Northfield Apts.

104,000 Sq. Ft. Former
Assisted Living facility

Purchased 2016 \$500,000

Tried to get private entity
to purchase

65 + Units - 1 and 2 BR
Market rate units

Updating & lots of HVAC

Rented 55 units - 4 ½ yrs

21 ST furnished units

Students in nursing &
dental program

Traveling nurses

Interns in summer

Workforce housing



Down Payment Assistance

Since 2004 WNHO has received grant funding from NDED to help income qualified individuals and families purchase safe, decent, and sanitary housing at an affordable price. The DPA is only available to homebuyers with incomes at or below 120% AMI. Funds are set aside to help with closing costs and repairs.

Closing cost assistance has ranged anywhere from \$1,000.00 - \$5,000.00 per applicant. This money can be used towards appraisal, inspections, insurance, and taxes and escrow, etc.

Repair assistance has ranged anywhere from \$500.00 - \$3,500.00 per applicant. The repair money is strictly used for necessary repairs that need to be done to the home to pass Nebraska DED Minimum Standards. Examples would be minor repairs to roofs, floors, steps, or stairs. Upgrades or repairs for plumbing, furnace, water heaters, electric, and windows. And safety issues like GFI , handrails, and wiring issues.

Can you afford to buy a home?
Ask WNHO about DPA

Nebraska Fair Housing Act

The Fair Housing Act prohibits discrimination by direct providers of housing whose discriminator practices make housing unavailable to persons because of:

- Race or color
- Religion
- Sex
- National Origin
- Family status, or
- Disability

WNHO & TCD strives to comply with Fair Housing statutes, rules and regulations to help prevent the injustice of housing discrimination. The foregoing are Fair Housing laws that are most likely to apply, but are not necessarily limited to the following:

- Civil Rights Act of 1964
- Age Discrimination Act of 1975
- Section 504 of the Rehabilitation Act of 1973
- Architectural Barriers Act of 1968
- The Equal Employment Opportunity Act
- Civil Rights Acts of 1968, as amended by the Fair Housing Amendments of 1988
- The Vietnam Veterans' Readjustment Act of 1974 (revised Jobs for Veterans Act of 2002)
- The Immigration Reform and Control Act of 1986
- The Nebraska Fair Employment Practices Act
- The Housing for Older Persons Act of 1995
- Floor Disaster Protection Act of 1973
- National Environmental Act of 1969
- National Historic Preservation Act of 1966
- Lead-Based Paint Poisoning Prevention Act of 1971, the Residential Lead-Based Paint Hazards Reduction Act, and Regulations at 24 C.F.R. Part 35
- Clean Air and Federal Water Pollution Control Act, as amended
- Contract work and Safety Standards Act
- Fair Labor Standards Act of 1938, as amended
- Section 3 of the Housing and Urban Development Act of 1968, and 24 C.F.R. Part 135

JUST START SOMETHING

Rawnda Pierce 308-632-2833

Twin Cities Development &
Western Nebraska Housing Opportunities
1620 Broadway
Scottsbluff, NE 69361
director@tcdne.org