



Rural Development • Multi Family Housing • Housing Preservation and Revitalization Restructuring

Fresh and Polished, Sunrise Apartments No. 2 Has a New Look

Sunrise Apartments No. 2, a 16 unit multi-family housing (MFH) complex in Imperial, Nebraska, was constructed in 1978. Due to its age, revitalization was necessary for the property to remain as a source of safe, sanitary and affordable housing while also maintaining its marketability. Once rehabilitation began on the building, a problem with electrical issues was discovered that not only kept it from meeting state and local code, but also posed a potential fire hazard for the tenants.



A sunny day brings out the updated details of Sunrise Apartments No. 2.

USDA Rural Development provided special servicing and loans through its Multi-Family Housing Preservation and Revitalization Restructuring Program (MPR). Included was a new direct loan of \$214,809, deferral of payments for the original loan outstanding balance of \$63,028 for a 20 year period, and a \$100,000 grant from the Nebraska Department of Economic Development (DED). Due to

some major electrical issues involving faulty electrical panels and wiring discovered during the renovations, the project received an additional Rural Development grant of \$80,000. Because of the MPR program, a serious potential fire hazard was identified and eliminated. Removal of the hazard prevented a catastrophic fire that threatened not only the loss of homes and property, but also a potential loss of life or injury.

“USDA Rural Development is pleased to provide the funding needed to help Sunrise Apartments #2 remain a vital source of safe and affordable housing for the long term,” said USDA Rural Development Multi Family Housing Specialist Cynthia Ross. Sunrise Apartments No. 2 residents are enjoying the upgraded kitchens and bathrooms. Upgrades completed include siding, windows, improved kitchens and bathrooms, interior doors, base heaters, and exterior doors. The old office is being converted into a larger laundry room with an Americans with Disabilities Act accessible bathroom. Planned work to be completed this summer is the repair of the parking lots. All apartment interiors were updated, but during the renovations, tenants were not displaced - thus adding an extra element of success to this project.

As of March 2015, Sunrise Apartments No. 2 offers affordable housing needed for the long term in the community.

Obligation Amount: \$214,809 direct loan; \$80,000 grant; \$63,028 deferred loan payments

Date of Obligation: 09/30/2010 and 05/02/2013

Congressional District: Representative Smith, NE-3rd District; Senators Fischer and Sasse

Partners: Nebraska Department of Economic Development (DED)

Demographics: Multi-Family Housing; Apartment Homes; Renters

Impact: Safe housing; Affordable rental units.