

Nebraska Housing Developers Association

All Seasons Affordability Program II

*In partnership with
First National Bank of Omaha
Program Overview*

All Seasons Affordability Program is an owner-occupied rehabilitation program designed to replace old energy-inefficient HVAC units. The Nebraska Housing Developers Association (NHDA) acts as the non-profit sponsor and First National Bank of Omaha is the FHLBank member applicant for this grant funded through FHLBank of Topeka Affordable Housing Program.

Eligible Property Locations: All counties in Nebraska.

Grant Award: \$702,000

Units: 72 (Avg \$9,750 /per unit)

Commitments: All units – Completion of homebuyer education program delivered by an approved
REACH Affiliate Organization/NHDA Approved Provider
All units – Offered Financial Education and/or Credit Counseling
30 units – Income at 50% or below AMI
24 units – Income at 60% or below AMI
18 units – Income at 80% or below AMI

Targets: 36 units or 50% of the units – Special Needs (55+; Mentally or Physically disabled; Person recovering from physical, alcohol or drug abuse; Person with HIV/AIDS)
36 units or 50% of the units – Large Units (At least 3 bedrooms)
15 units or 20% of the units – FHLBank Topeka Member Financial Participation (\$500 Donation – Already Received)

Application: Homeowner complete & submit NHDA All Seasons Application
For the potential of being approved loan applications must:
1. Be owner-occupied homeowners in Nebraska
2. Be a household with income at or below 50%, 60% or 80% AMI
3. Be special needs or have a home that is considered a large unit
4. HVAC Systems being replaced must meet outlined guidelines

Participation/Fees: Homeowner must apply. Approved REACH Affiliate organizations can be reimbursed up to \$100 for cost of homebuyer education; \$1,000 Sponsorship Fee to NHDA for each HVAC rehabilitated home. Maximum of \$500 available for final inspection. **Leaving an average of approximately \$8,150 available for the actual HVAC rehabilitation.**