

# Nebraska Housing Developers Association

## FirstDown

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

FirstDown is a down payment/closing cost assistance grant program. 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:** \$750,000

**Units:** 100 (\$7,500 /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  
5 units or 5% of the units – Income at 50% or below AMI  
5 units or 5% of the units – Income at 60% or below AMI  
90 units or 90% of the units – Income at 80% or below AMI

**Targets:** 20 units or 20% of the units – Special Needs (55+; Mentally or Physically disabled; Person recovering from physical, alcohol or drug abuse; Person with HIV/AIDS)  
50 units or 50% of the units – Large Units (At least 3 bedrooms)  
20 units or 20% of the units – FHLBank Topeka Member Financial Participation (Originated Loans)  
50 units or 50% of the units – Located in a Federally Declared Disaster Area

**Loan Reservation:** NHDA Non-profit Member complete & submit NHDA Loan Reservation  
To be approved loan reservations must:

1. Serve homebuyers in the Nebraska
2. Serve household with income at or below 50%, 60% or 80% AMI
3. Meet at least 2 targets.

Loan reservation is valid for 90 days.

**Participation:** NHDA Members or First Mortgage Lenders must request funds on behalf of the homebuyer; Approved REACH Affiliate organizations can be reimbursed up to \$500 for cost of homebuyer education; \$500 Sponsorship Fee to NHDA for each loan closing

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