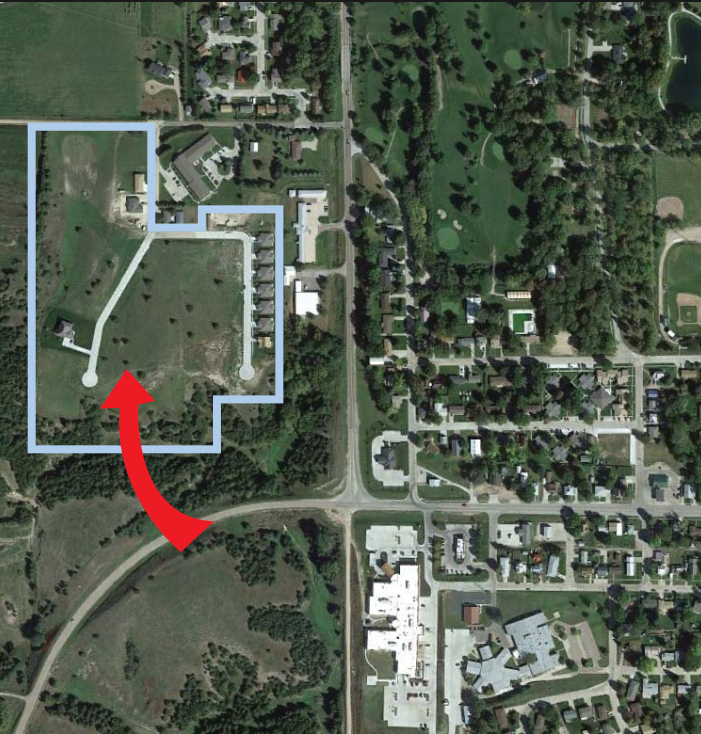


1 MILE FROM DOWNTOWN ORD

deep in the country



**For the first time
in Ord history,
HOMEBUYER
ASSISTANCE is
being provided
to seed a NEW
DEVELOPMENT.**

PROGRAM DETAILS

What is the New Neighborhoods Project?

New Neighborhoods is a 37-unit housing development designed to meet the needs of a growing economy in the Ord area. Newly constructed single-family units are designed to meet the needs of two potential buyers: moderate income single-family units for purchase (must income qualify) and market rate homes. If demand exists, additional townhomes for purchase may be constructed on site as well.

Do special incentives exist for home-buyers?

Yes. For moderate income homebuyers that income-qualify (homebuyers must be pre-qualified before buying a home), several incentives to build exist. First, direct homebuyer assistance will be available for qualified homebuyers. The amount of gap financing will be determined by a lender, according to reasonable underwriting criteria with final approval given by the City of Ord. The down payment assistance cannot exceed 25% of the sale price of the home. The down payment assistance will be in the form of a 2nd mortgage using Nebraska Affordable Housing Trust Funds and secured through a Deed of Trust.

Additionally, all seven lots for the income-qualified homes will be donated as an additional incentive for homebuyers for the development. Along with the donated lot, the City of Ord will provide cost-free utility hookups for income-qualified homes.

For more information contact Valley County Economic Development: (308) 728-7875 or email: trevorlee@ordnebraska.com.

How do I get started?

To determine income qualifications for the program, contact at CNHD at (402) 340-0106 or judy@cnhdhome.org.

For questions about financing, contact one of our local lenders:

- BankFirst: (308) 728-5886
- First National Bank in Ord: (308) 728-3201
- First Nebraska Bank in Arcadia: (308) 789-6600
- Great Western Bank: (308) 728-3611
- Cornerstone Bank: (308) 496-4243
- Pathway Bank: (308) 728-1455

ORD NEW NEIGHBORHOODS HOUSING DEVELOPMENT

in the Rolling Hills Subdivision, Ord, Neb.



UP TO \$37,500 IN HOMEBUYER ASSISTANCE

to start the home of your dreams

Now is the time to take advantage of a unique opportunity to secure a beautiful scenic lots with city amenities at a fraction of the cost of a traditional lot.

Income-qualified buyers are eligible for up to \$37,500 in downpayment assistance for the development of a new home. In addition to the Down Payment Assistance, the first seven lots designated for income-qualified buyers will be donated as part of project incentives. Finally, free water, sewer, and electric hook-ups are available and street paving was included as part of this project.



DEVELOPMENT FEATURES

- * Located just off Highway 11 and L Street
- * Acres of green space available for multi-recreational use
- * Adjacent to the Ord Golf Club and park
- * Walkout and daylight lots available
- * Water, sewer, and electrical hookups provided
- * Street paving included as part of project



did you know?

Housing in Omaha is **81%** more expensive than in Ord.

GET STARTED NOW

here's how you can secure a lot

CONTACT: Trevor Lee

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EMAIL: trevorlee@ordnebraska.com

WEB: ordnebraska.com/live/new-neighborhoods