

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
LOW INCOME HOUSING TAX CREDIT PROGRAM  
2021 ROUND TWO FINAL APPLICATION LIST  
(updated 5/17/2021)**

NIFA PROJECT #	DEVELOPMENT NAME and ADDRESS	LIHTC/AHTC APPLICANT	COUNTY COUNTY	TOTAL UNITS	LIHTC UNITS	MARKET UNITS	# OF BLDGS	PROJECT TYPE	PROFIT STATUS	FINANCING SOURCES	ESTIMATED COST	LIHTC REQUESTED	AHTC REQUESTED
7-0995	West Park II 3720 West 2nd Street North Platte, NE 69101	Midwest Housing Initiatives, Inc. PO Box 5425 Lincoln, Ne 68505 (Kurt Grosshans: 402.450.4607)	Lincoln	54	54	0	28	Rehabilitation Non-Metro Duplex	For Profit	Conventional Loan Deferred Developer Fee	\$8,091,725	\$533,803	\$533,803
7-0996	West Park III 100 Dixie Ave North Platte, NE 69101	Midwest Housing Initiatives, Inc. PO Box 5425 Lincoln, Ne 68505 (Kurt Grosshans: 402.450.4607)	Lincoln	28	25	3	14	New Construction Non-Metro Duplex Seniors	For Profit	Conventional Loan Deferred Developer Fee Owner Equity	\$5,655,497	\$330,480	\$330,480
7-0997	Moriah Manor 2602 North 24th Street Omaha, NE 68110	Midwest Housing Initiatives, Inc. PO Box 5425 Lincoln, Ne 68505 (Kurt Grosshans: 402.450.4607)	Douglas	40	34	6	1	New Construction Metro Multifamily Seniors Disaster Declaration	For Profit	Conventional Loan Deferred Developer Fee Owner Equity	\$5,226,245	\$275,713	\$275,713
7-0998	Nebraska City Senior Patio Homes II Oak Street Nebraska City, NE 68410	North Star Housing LLC 31711 E Pink Hill Road Grain Valley , MO 64029 (Lela Gruebel: 816.392.1406)	Otoe	28	28	0	5	New Construction Non-Metro Multifamily Seniors	For Profit	Conventional Loan Tax Increment Financing Owner Equity Deferred Developer Fee	\$5,126,390	\$311,466	\$311,466
7-0999	The Row Orchard 1404 - 1752 Peach Grand Island, NE 68803	Hoppe & Son, LLC PO Box 6036 Lincoln, NE 68506-6036 (Fred Hoppe: 402.328.8100)	Hall	24	19	5	5	New Construction Non-Metro Multifamily Row Homes Disaster Declaration	For Profit	Conventional Loan Deferred Developer Fee	\$5,015,382	\$264,394	\$264,394
7-1000	The Sandhills Townhomes Lot 1 & 8, Blk 5 & L 4 Blk 3, L 8 Blk 7 Valentine, NE 69201	Hoppe & Son, LLC PO Box 6036 Lincoln, NE 68506-6036 (Fred Hoppe: 402.328.8100)	Cherry	15	15	0	4	New Construction Non-Metro Row Home	For Profit	Cash Flow Loan Heartland Deferred Developer Fee	\$3,422,047	\$233,532	\$233,532
7-1001	Corby 38 Limited Partnership 4324 Fort Street Omaha, NE 68111	Holy Name Housing Corporation 4324 Fort Street Omaha, NE 68111-1849 (Matthew Cavanaugh: 402.453.6100)	Douglas	24	24	0	24	New Construction Metro Single Family Disaster Declaration	Non Profit	Conventional Loan Deferred Developer Fee	\$6,749,735	\$436,160	\$436,160
7-1002	Fremont Northside Townhomes II S. 29th St. & East N. Yager Road Fremont, NE 68025	Mesner Development Co 1415 16th St. / P.O. Box 335 Central City, NE 68826 (Kathy Mesner: 308.946.3826)	Dodge	18	18	0	6	New Construction Non-Metro Triplex Disaster Declaration	For Profit	Conventional Loan Owner Equity	\$4,137,809	\$226,640	\$226,640
7-1010	Ashland Senior Housing 29th/30th Street & Boyd/Clay St Ashland, NE 68003	Ashland Senior Housing, LLC 16701 Ashland Road Ashland, NE 68003 (Thomas Juds: 402.432.4285)	Saunders	20	16	4	2	New Construction Metro Multifamily Seniors	For Profit	Conventional Loan Deferred Developer Fee	\$4,053,664	\$280,013	\$280,013
7-1011	Maplewood II, LLC 1400 West H Street McCook, NE 69001	Midwest Housing Initiatives, Inc. PO Box 5425 Lincoln, NE 68505 (Kurt Grosshans: 402.450.4607)	Red Willow	24	24	0	6	Rehabilitation Non-Metro Multifamily/Duplex Seniors	For Profit	Conventional Loan Deferred Developer Fee	\$3,870,445	\$267,629	\$267,629
7-1012	Avenue 25 Villas E of Hwy 30 along 26th st & 25th Ave Central City, NE 68826	Mesner Development Co 1415 16th St. / P.O. Box 335 Central City, NE 68826 (Kathy Mesner: 308.946.3826)	Merrick	16	16	0	8	New Construction Non-Metro Duplex Seniors	For Profit	Owner Equity CCHA - Managing Member	\$3,486,252	\$210,925	\$210,925

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7-1013	Fremont Omega, LP 2550 N Nye Avenue Fremont, NE 68025	Hoppe & Son, LLC PO Box 6036 Lincoln, NE 68506-6036 (Fred Hoppe: 402.328.8100)	Dodge	49	39	10	1	Rehabilitation Non-Metro Multifamily Seniors	For Profit	Conventional Loan Deferred Developer Fee	\$5,907,298	\$299,087	\$299,087
<b>TOTAL</b>				<b>340</b>	<b>312</b>	<b>28</b>	<b>104</b>				<b>\$60,742,489</b>	<b>\$3,669,842</b>	<b>\$3,669,842</b>



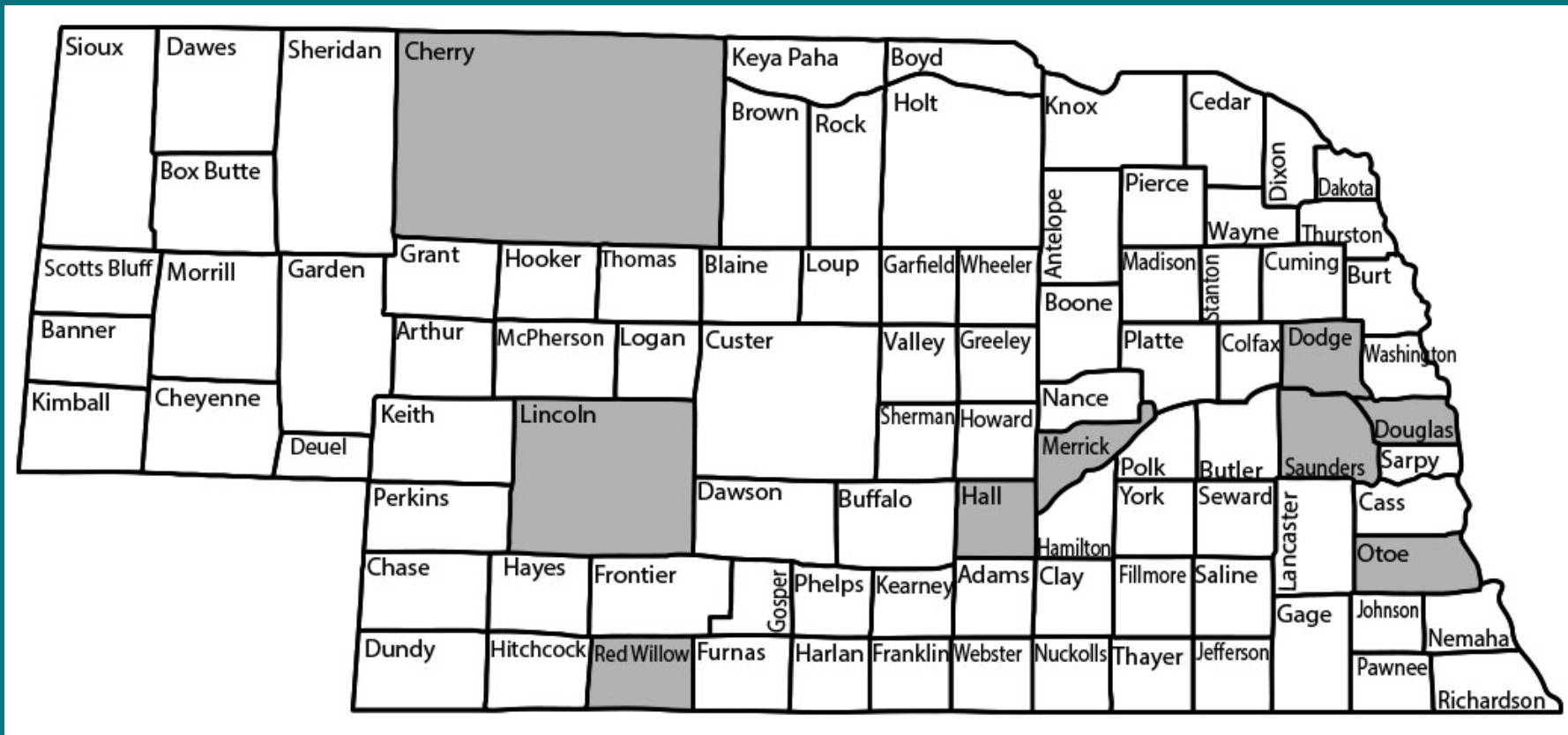
# NEBRASKA INVESTMENT FINANCE AUTHORITY

*Programs Committee Report  
June 18, 2021*



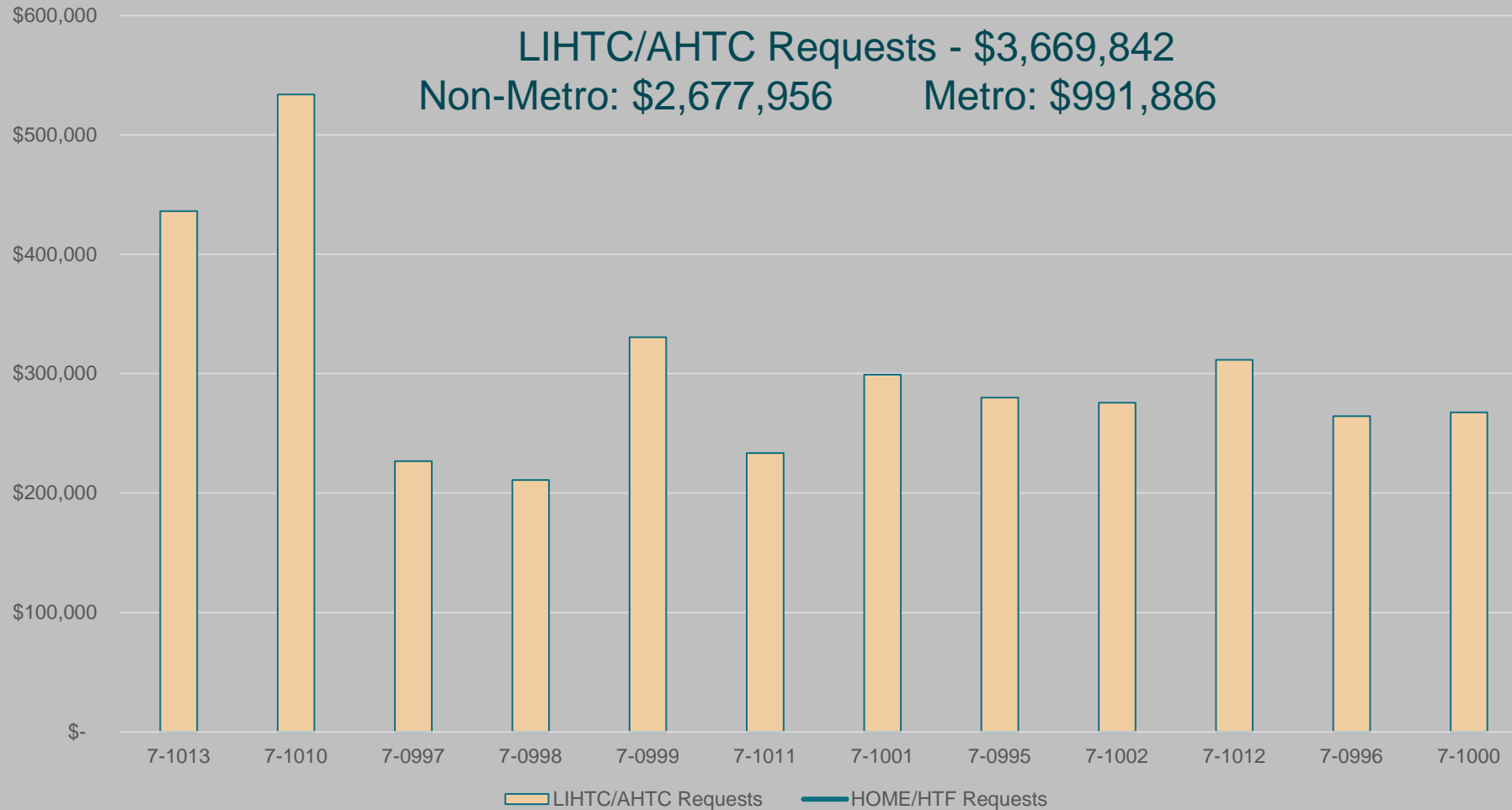
# 2021 Round Two Application Summary

- Twelve Applications – 9 Non-Metro, 3 Metro
- Nine Counties
- Nine Communities
- Disaster Designation – 6 Applicants
- 5 applications proposed mixed Income
- 312 LIHTC units    28 Market Rate units
- 5 – Family                    7 – Senior
- 3 – Rehabilitation    9 – New Construction



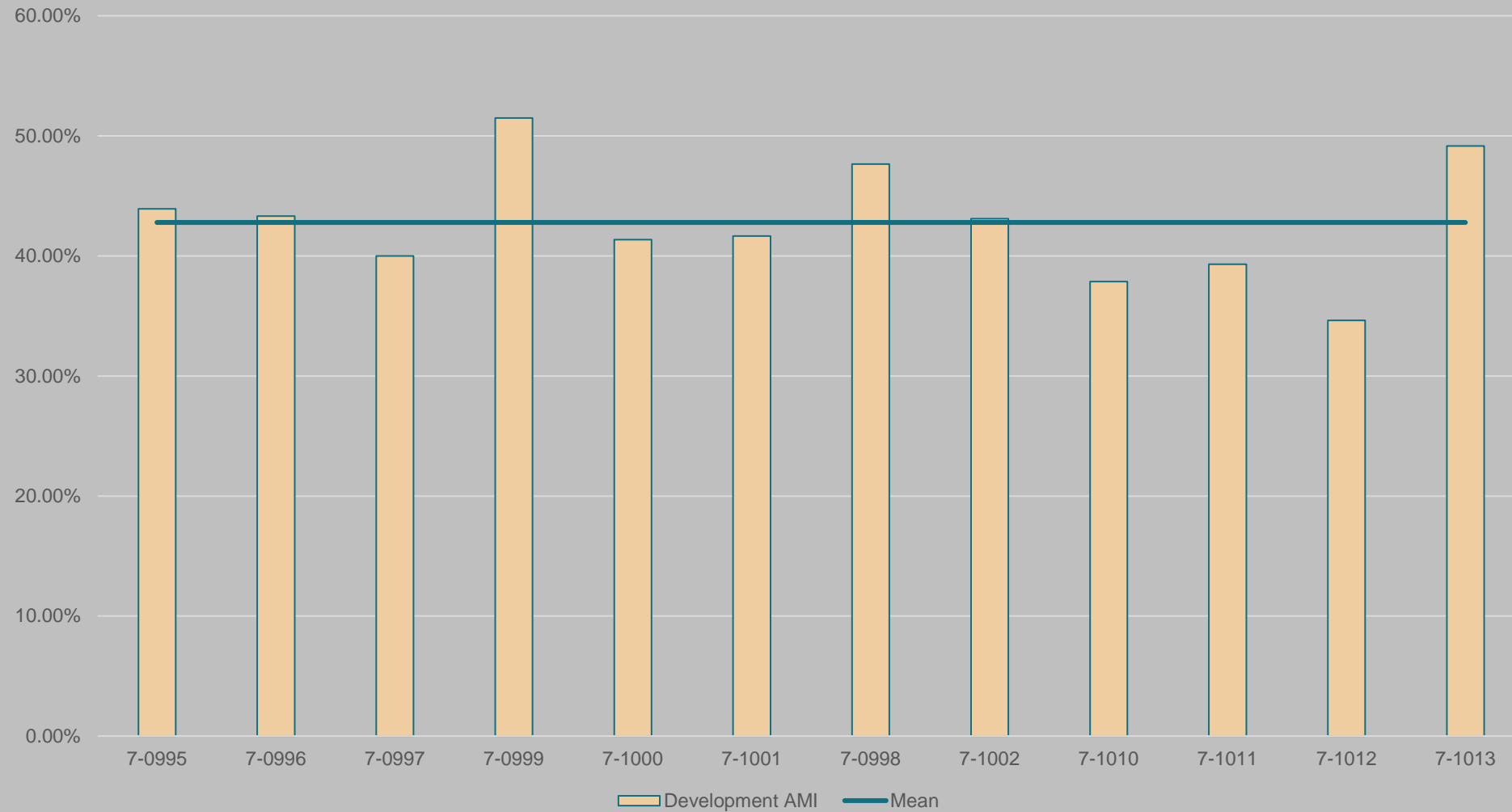


# 2021 Round Two Requests





# 2021 Round Two Rent Targeting

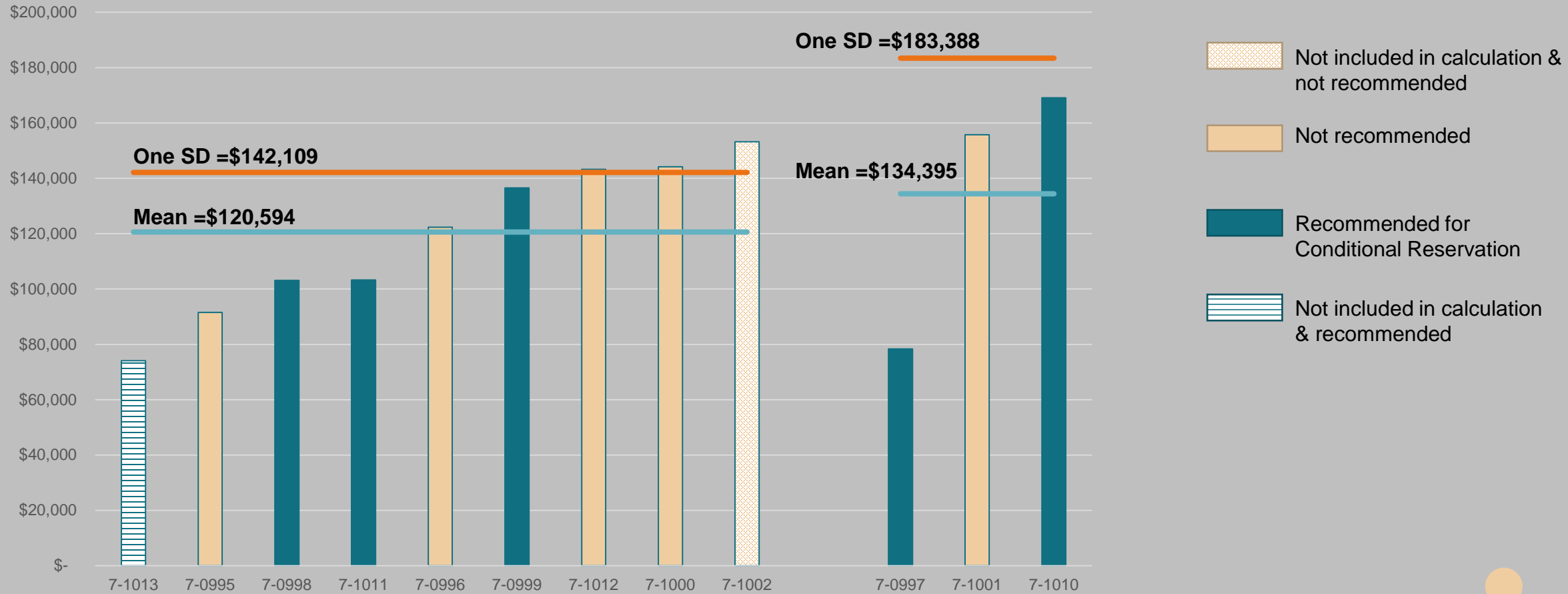




# 2021 Round Two Cost Per Unit

## NON-METRO

## METRO

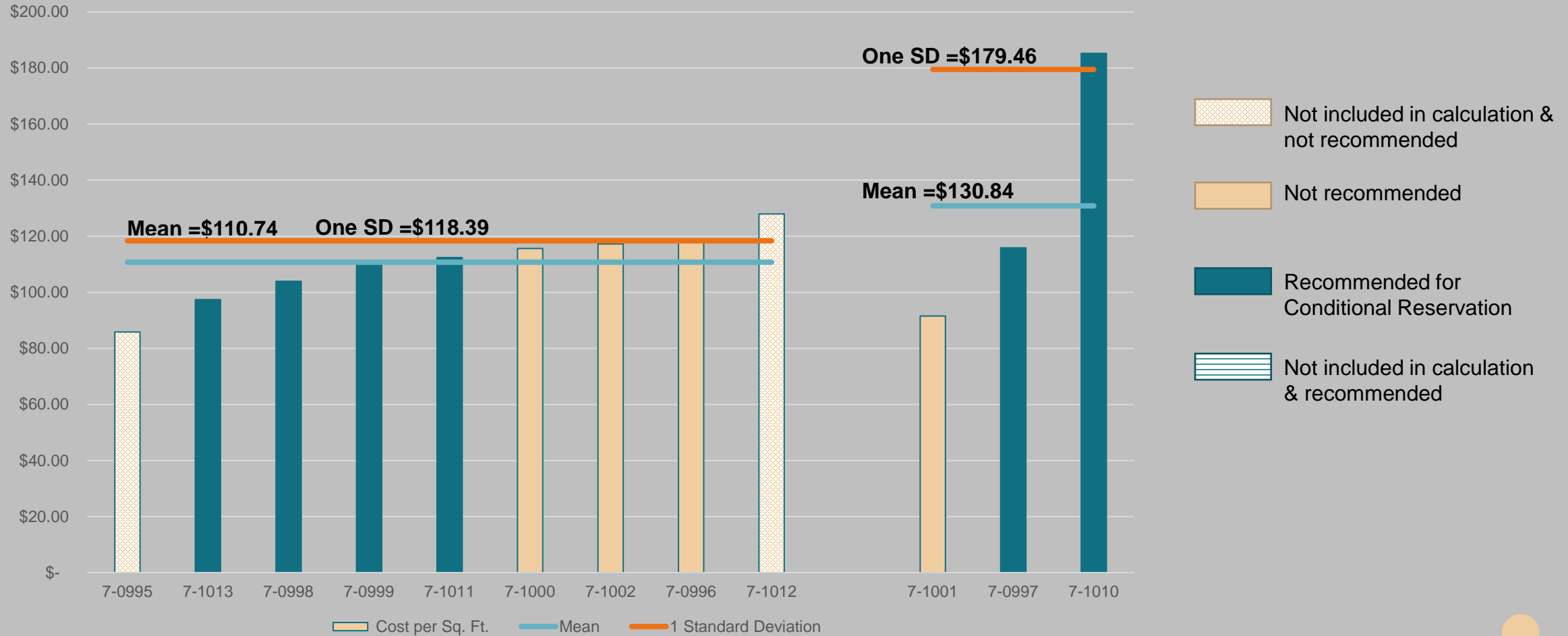




# 2021 Round Two Cost Per Square Foot

## NON-METRO

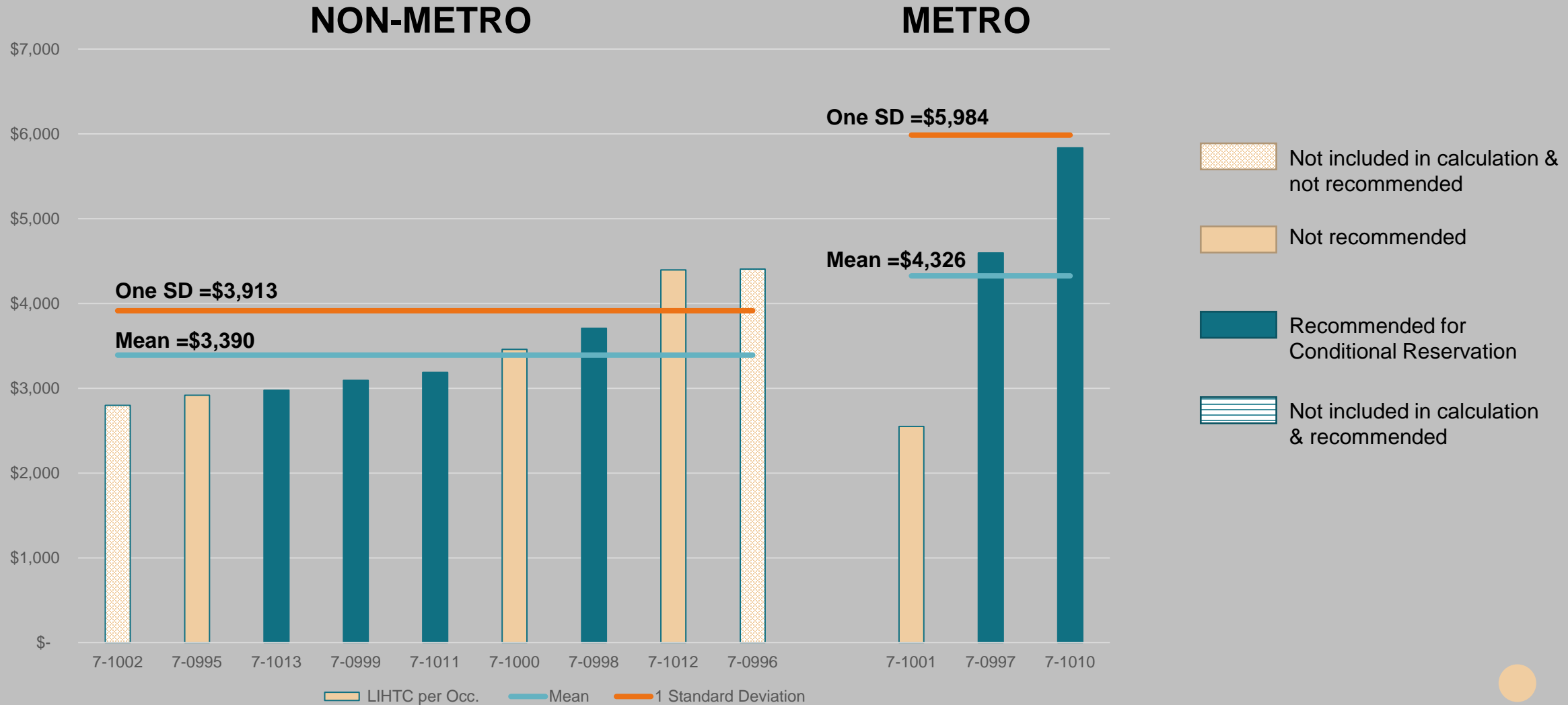
## METRO



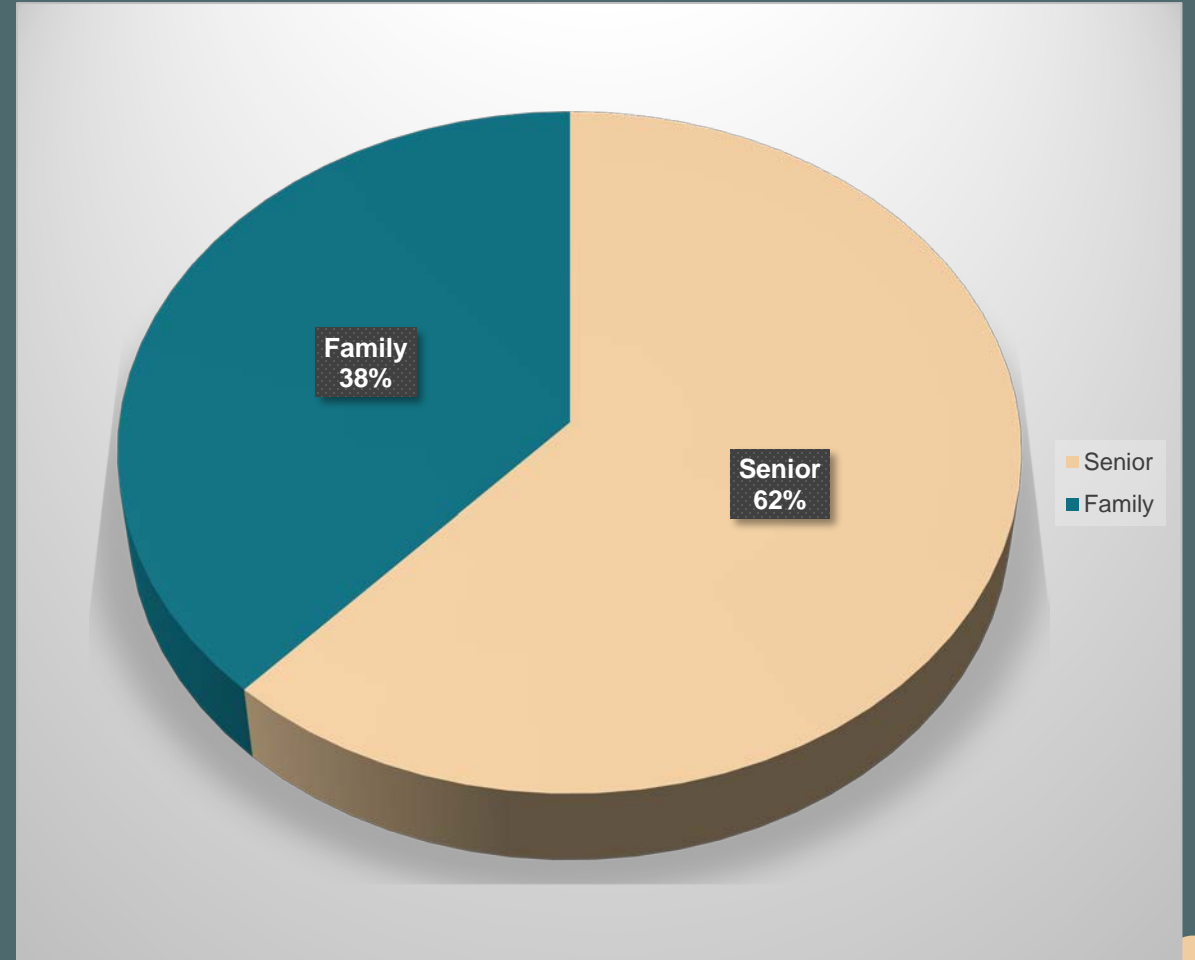
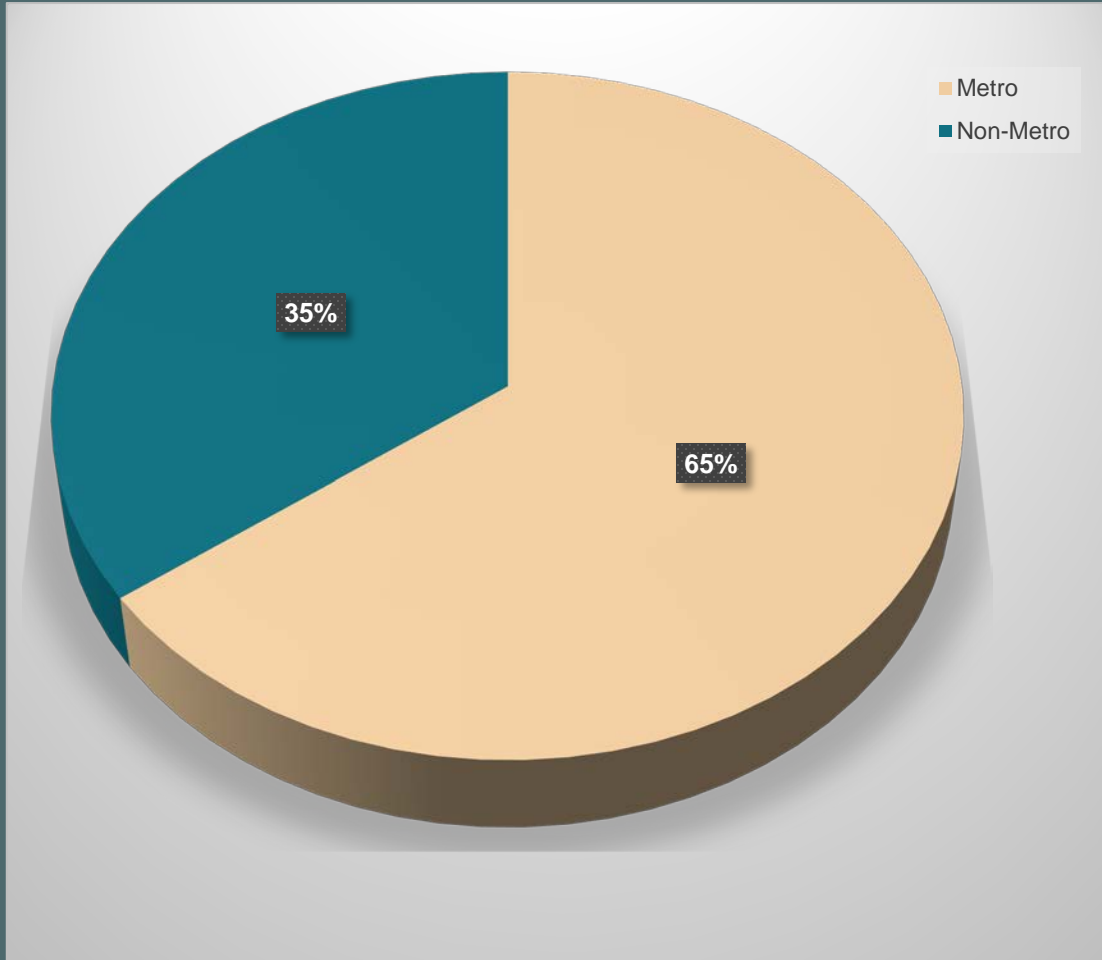




# 2021 Round Two LIHTC Per Occupant



# 2021 Competitive Allocation Split & Project Type





# Scoring Overview

SUMMARY OF 2021 ROUND TWO APPLICATIONS

NIFA #	Development	# of Units	Location	County	Metro/Non-Metro	Project Type	Threshold Criteria	Other Selection Criteria	Threshold Review	Targeting Gross Rents	Efficient Housing Production - Cost Per Unit	Efficient Housing Production - Cost Per Sq. Foot	Efficient Housing Production - LIHTC Per Occupant	Natural Disaster	Total Score	Requested Annual AHTC/LIHTC	Conditional Reservation Amount
<b>Recommended for Conditional Reservation:</b>																	
7-1013	Fremont Omega	49	Fremont	Dodge	Non-Metro	Senior	24	40	1	5	2	2	1.5	3	78.5	\$ 299,087	\$ 299,087
7-1010	Ashland Senior Housing	20	Ashland	Saunders	Metro	Senior	25	43	2	5	0.5	0	0.5	2	78	\$ 280,013	\$ 235,939
7-0997	Moriah Manor	40	Omaha	Douglas	Metro	Senior	24	38	2	5	2	1	0.5	2	74.5	\$ 275,713	\$ 275,713
7-0998	Nebraska City Senior Patio Homes II	28	Nebraska City	Otoe	Non-Metro	Senior	25	39	2	5	1.5	1.5	0.5	0	74.5	\$ 311,466	\$ 311,466
7-0999	The Row Orchard	24	Grand Island	Hall	Non-Metro	Family	25	38	1	5	0.5	1	1.5	2	74	\$ 264,394	\$ 264,394
7-1011	Maplewood II	24	McCook	Red Willow	Non-Metro	Senior	25	39	2	5	1.5	0.5	1	0	74	\$ 267,629	\$ 267,629
<b>Total Recommended</b>		<b>185</b>														<b>\$ 1,698,302</b>	<b>\$ 1,654,228</b>
<b>Other Applications:</b>																	
7-1001	Corby 38 Limited Partnership	25	Omaha	Douglas	Metro	Family	25	36	1	5	0.5	1.5	2	2	73	\$ 436,160	
7-0995	West Park II	54	North Platte	Lincoln	Non-Metro	Family	25	35	2	5	2	2	1.5	0	72.5	\$ 533,803	
7-1002	Fremont Northside Townhomes II	18	Fremont	Dodge	Non-Metro	Family	25	35	2	5	0	0.5	2	3	72.5	\$ 226,640	
7-1012	Ave 25 Villas	16	Central City	Merrick	Non-Metro	Senior	25	40	2	5	0	0	0	0	72	\$ 210,925	
7-0996	West Park III	28	North Platte	Lincoln	Non-Metro	Senior	24	38	2	5	0.5	0.5	0	0	70	\$ 330,480	
7-1000	The Sandhills Townhomes	15	Valentine	Cherry	Non-Metro	Family	25	36	2	5	0	0.5	0.5	0	69	\$ 233,532	
<b>Total Non-Funded</b>		<b>156</b>														<b>\$ 1,971,540</b>	
<b>Total Funded &amp; Non-Funded</b>		<b>341</b>														<b>\$ 3,669,842</b>	

-Recommended for Conditional Reservation



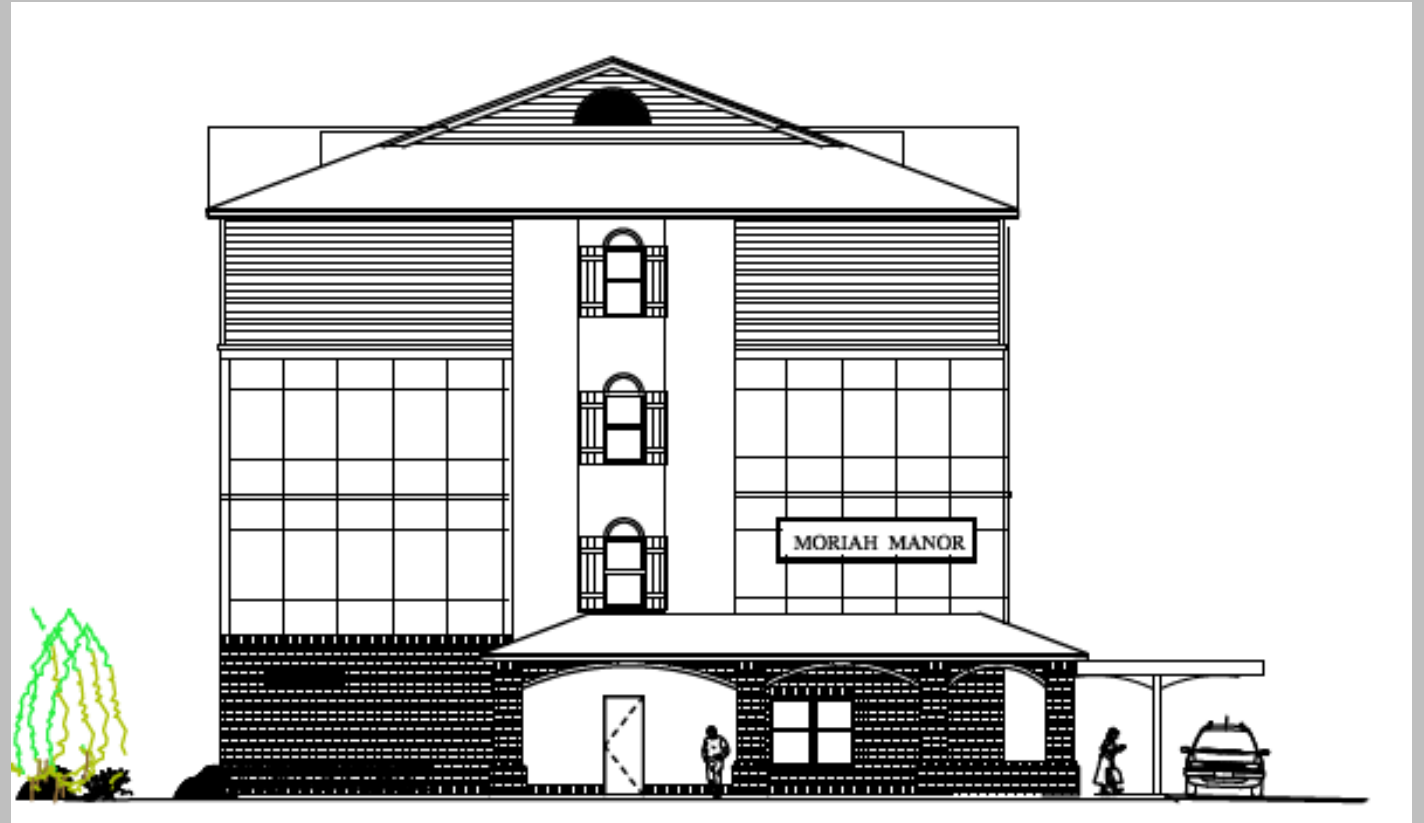
**SUMMARY OF 2021 ROUND TWO APPLICATIONS**

NIFA #	Development	# of Units	Location	County	Metro/Non-Metro	Project Type	Threshold Criteria	Other Selection Criteria	Threshold Review	Targeting Gross Rents	Efficient Housing Production - Cost Per Unit	Efficient Housing Production - Cost Per Sq. Foot	Efficient Housing Production - LIHTC Per Occupant	Natural Disaster	Total Score	Requested Annual AHTC/LIHTC	Conditional Reservation Amount
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7-1013	Fremont Omega	49	Fremont	Dodge	Non-Metro	Senior	24	40	1	5	2	2	1.5	3	78.5	\$ 299,087	\$ 299,087
7-1010	Ashland Senior Housing	20	Ashland	Saunders	Metro	Senior	25	43	2	5	0.5	0	0.5	2	78	\$ 280,013	\$ 235,939
7-0997	Moriah Manor	40	Omaha	Douglas	Metro	Senior	24	38	2	5	2	1	0.5	2	74.5	\$ 275,713	\$ 275,713
7-0998	Nebraska City Senior Patio Homes II	28	Nebraska City	Otoe	Non-Metro	Senior	25	39	2	5	1.5	1.5	0.5	0	74.5	\$ 311,466	\$ 311,466
7-0999	The Row Orchard	24	Grand Island	Hall	Non-Metro	Family	25	38	1	5	0.5	1	1.5	2	74	\$ 264,394	\$ 264,394
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7-1001	Corby 38 Limited Partnership	25	Omaha	Douglas	Metro	Family	25	36	1	5	0.5	1.5	2	2	73	\$ 436,160	
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<b>Total Funded &amp; Non-Funded</b>		341														\$ 3,669,842	

=Recommended for Conditional Reservation

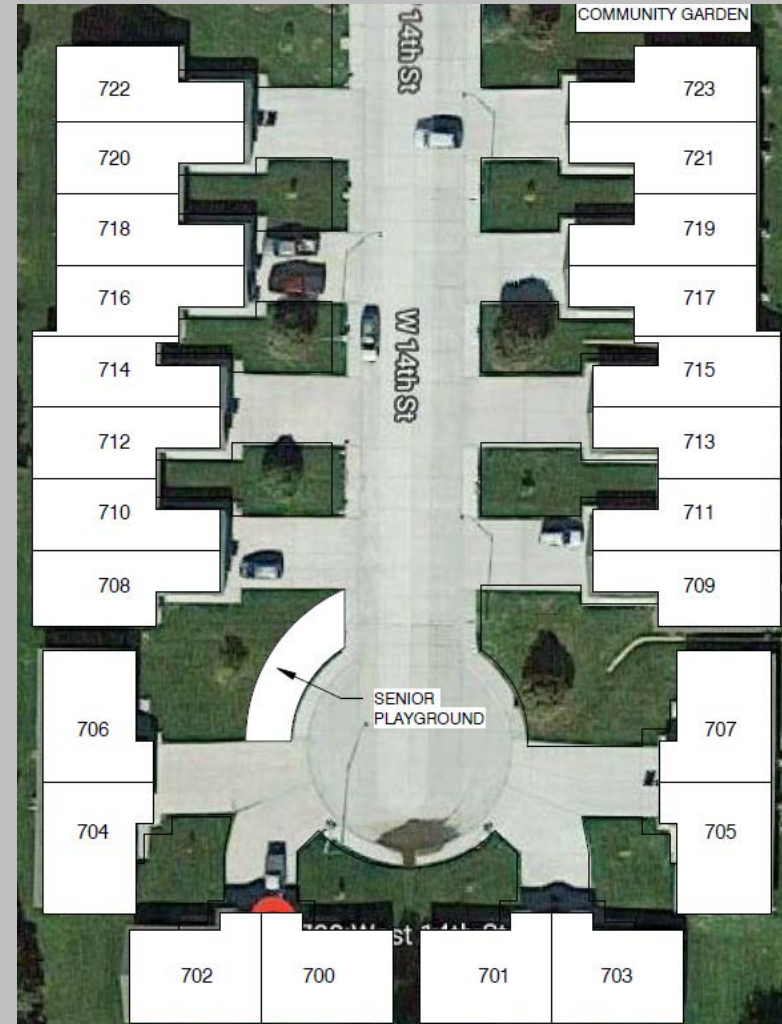
# Moriah Manor Omaha, NE

- New Construction
- 40 units
  - 32 one-bedroom (with 4 market rate)
  - 8 two-bedroom (with 2 market rate)
- Senior Development – 55 and older
- Amenities:
  - Community room
  - Exercise room
  - Community garden
  - High speed internet access



# Maplewood II McCook, NE

- Acquisition/Rehab
- 24 units
  - 16—two-bedroom
  - 8—three bedroom
- Senior Development – 55 and older
- Amenities:
  - Washer/Dryer
  - Garage
  - Community garden
- Supportive Services:
  - Paid renter's insurance
  - Semi-annual clean up event
  - Transportation



# Nebraska City Senior Patio Homes

## Nebraska City, NE

- New Construction
- 28 two-bedroom units
- Senior Development – 55 and older
- Amenities:
  - Community room
  - Exercise room
  - Community garden
- Supportive Services:
  - Paid renter's insurance
  - Annual deep cleaning of unit
  - Tenant activities



# The Row Orchard Grand Island, NE

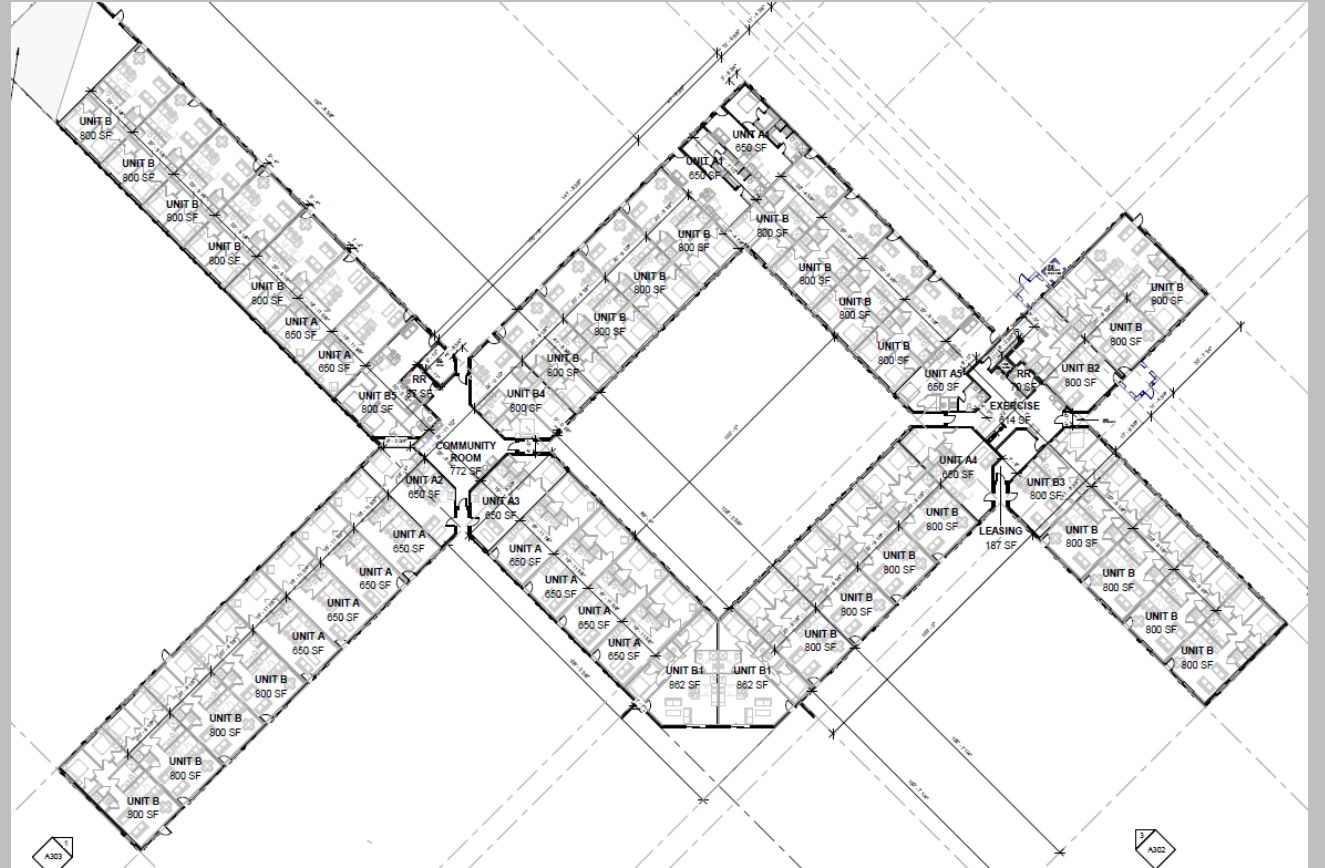
- New Construction
- 24 three-bedroom units (with 5 market rate)
- Lawn care, snow removal, and trash will be covered by development
- Amenities:
  - Playground
  - Storage Area
  - Washer/Dryer
- Supportive Services:
  - Paid renter's insurance
  - Tenant household savings plan
  - Semi-annual clean-up event





# Fremont Omega Fremont, NE

- Rehabilitation
- 49 units
  - 16—one-bedroom (5 Market Rate)
  - 32—two-bedroom (5 Market Rate)
- Senior Development – 55 and older
- Amenities:
  - Community Garden
  - Community Room
  - Exercise Room
  - Washer/Dryer
- Supportive Services:
  - Paid renter's insurance
  - Monthly tenant activities
  - Semi-annual clean-up event



# Ashland Senior Housing

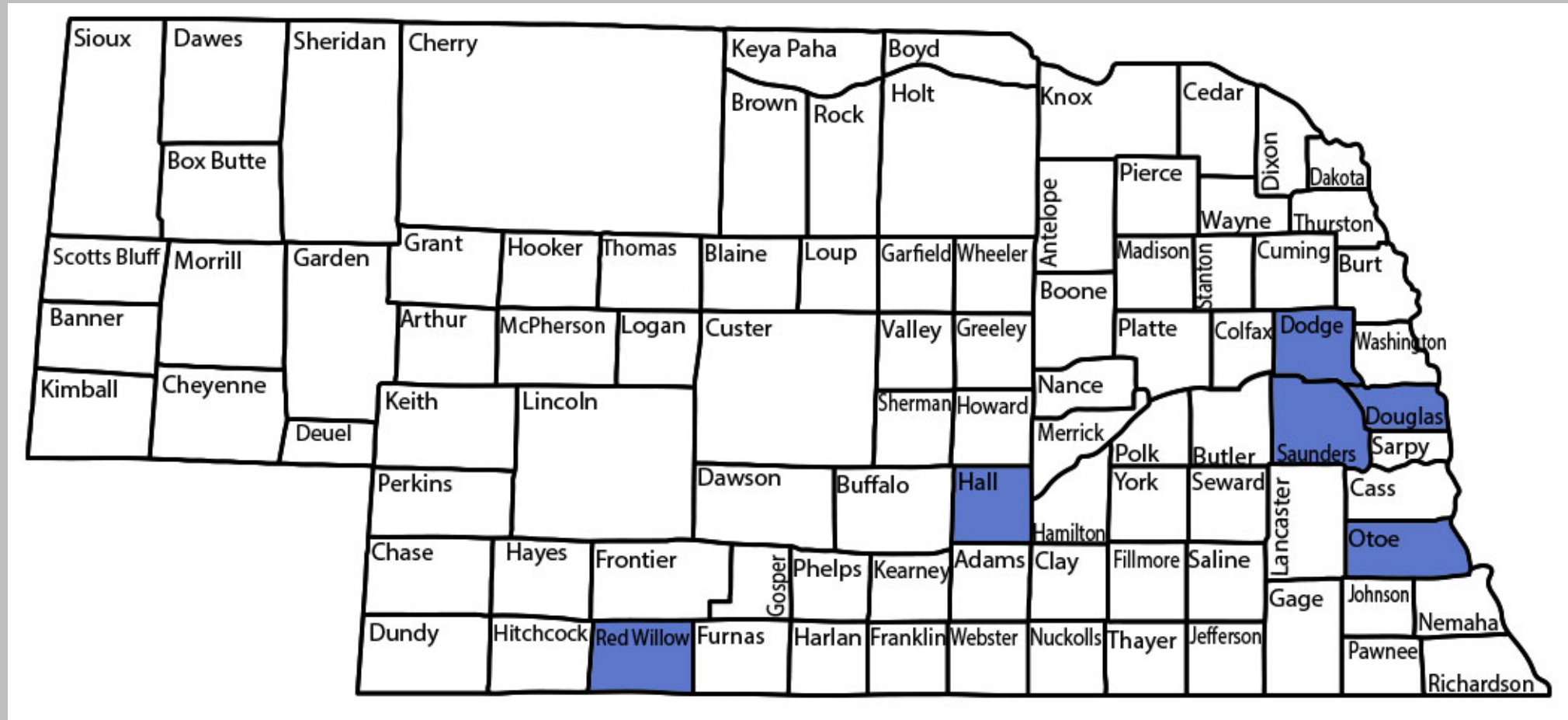
## Ashland, NE



- 20 two-bedroom units (with 4 market rate)
- Two 10-plex buildings
- Senior Development—55 and older
- Amenities:
  - Medical alert system
  - Storm Shelter
  - Washer/Dryer
  - Garage
- Supportive Services:
  - Annual deep cleaning of unit
  - Monthly organized tenant activities
  - Semi-annual clean-up event



# 2021 Round Two Distribution



185 Units



2021 Allocation Summary

Sources	Competitive	CRANE	Total
2021 Low Income Housing Tax Credits (LIHTC)	\$ 3,651,075	\$ 1,798,290	\$ 5,449,365
National Pool			
Returned Credits	\$ 554,340	70,690	
2021 LIHTC Available	\$ 4,205,415	\$ 1,868,950	\$ 6,074,365

Uses	Amount Requested	2021 LIHTC Allocation		2021 AHTC Allocation		Set Asides		
		Competitive	CRANE	Competitive	CRANE	Non-profit (10%)	Metro (50%)	Non-Metro (50%)
<b>Round 1 Reservation of Tax Credits</b>								
7-0092	Historic Atlas (Atlas) Apartments	\$ 45,905	\$ 43,044	\$ 43,044			\$ 43,044	
7-0093	1120 Lofts	\$ 326,592	\$ 326,222	\$ 326,222			\$ 326,222	
7-0094	Victory Park Senior Residences	\$ 567,937	\$ 567,937	\$ 567,937			\$ 567,937	
7-1003	Founders Ridge Senior Living	\$ 535,489	\$ 535,489	\$ 535,489			\$ 535,489	
7-1006	Hamilton Village Senior Suites	\$ 423,923	\$ 423,923	\$ 423,923			\$ 423,923	
7-1007	Northern View	\$ 287,770	\$ 283,662	\$ 283,662			\$ 283,662	
7-1008	Meadow Heights	\$ 268,305	\$ 206,976	\$ 206,976			\$ 206,976	
<b>Sub Total - Round 1 Reservations</b>		<b>\$ 2,447,853</b>	<b>\$ -</b>	<b>\$ 2,447,853</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,447,853</b>	<b>58.21%</b>
<b>Round 2 Reservation of Tax Credits</b>								
7-1013	Fremont Omega	\$ 299,087	\$ 299,087	\$ 299,087				\$ 299,087
7-1010	Ashland Senior Housing	\$ 280,013	\$ 200,750	\$ 200,750			\$ 200,750	
7-0097	Moriah Manor	\$ 275,713	\$ 24,816	\$ 24,816			\$ 24,816	
7-0098	Nebraska City Senior Patio Homes II	\$ 311,466	\$ 311,466	\$ 311,466				\$ 311,466
7-0099	The Row Orchard	\$ 264,304	\$ 264,304	\$ 264,304				\$ 264,304
7-1011	Maplewood II	\$ 287,620	\$ 267,620	\$ 267,620				\$ 267,620
<b>Sub Total - Round 2 Reservations</b>		<b>\$ 1,368,142</b>	<b>\$ -</b>	<b>\$ 1,368,142</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 225,566</b>	<b>9.36%</b>
<b>Total - Competitive Reservations</b>		<b>\$ 3,815,995</b>	<b>\$ -</b>	<b>\$ 3,815,995</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,673,419</b>	<b>63.57%</b>
<b>Forward Commitments from 2020 &amp; Supplemental Allocations</b>								
7-0058	The Rows of Fremont	\$ 232,068	\$ 232,068	\$ 232,068				\$ 232,068
7-0094	Gatewood Village	Supplemental \$ 880	\$ 880	\$ 880				\$ 880
7-0086	Hidden Brook Townhomes II	Supplemental \$ 2,862	\$ 2,862	\$ 2,862				\$ 2,862
7-0059	Rolling Meadows	Supplemental \$ 22,178	\$ 22,178	\$ 22,178				\$ 22,178
7-0067	Maple 37	Supplemental \$ 20,202	\$ 20,202	\$ 20,202	\$ 20,202		\$ 20,202	
7-0062	Southlawn IV	Supplemental \$ 3,847	\$ 3,847	\$ 3,847				\$ 3,847
7-0087	131 Fort	Supplemental \$ 2,376	\$ 2,376	\$ 2,376			\$ 2,376	
7-0021	Grand Island Family	Supplemental \$ 78,507	\$ 78,507	\$ 78,507				\$ 78,507
7-0049	2216 Q	Supplemental \$ 26,500	\$ 26,500	\$ 26,500			\$ 26,500	
<b>Sub Total - Forward Commitments/Supplementals from 2020</b>		<b>\$ 389,426</b>	<b>\$ -</b>	<b>\$ 389,426</b>	<b>\$ -</b>	<b>\$ 20,202</b>	<b>\$ 49,078</b>	<b>1.17%</b>
<b>Total - Competitive Reservations &amp; Competitive Forward Allocations</b>		<b>\$ 4,205,415</b>	<b>\$ -</b>	<b>\$ 4,205,415</b>	<b>\$ -</b>	<b>\$ 20,202</b>	<b>\$ 2,722,497</b>	<b>64.74%</b>
<b>CRANE Reservations</b>								
7-0017	Transformation Hill Apartments	\$ 739,033	\$ 739,033	\$ 739,033	\$ 739,033			
7-0082	Omega West Point	\$ 169,386	\$ 169,386	\$ 169,386				
7-0090	Eastside Bungalows	\$ 506,188	\$ 214,950	\$ 214,950	\$ 214,950			
7-0075	Cottages by Siena Francis House	\$ 518,007	\$ 518,007	\$ 518,007	\$ 518,007			
7-0011	Hanscom Apartments	\$ 715,000	\$ 50,000	\$ 50,000				
<b>CRANE Forward Commitments from 2020 &amp; Supplemental Allocations</b>								
7-0073	South Street Project	\$ 171,622	\$ 171,622	\$ 171,622	\$ 171,622			
7-0009	Bethlehem House	Supplemental \$ 5,952	\$ 5,952	\$ 5,952				
<b>Total - CRANE Reservations &amp; CRANE Forward Allocations/Supplementals</b>		<b>\$ -</b>	<b>\$ 1,868,950</b>	<b>\$ -</b>	<b>\$ 1,868,950</b>	<b>\$ 1,643,612</b>	<b>\$ -</b>	<b>0.00%</b>
<b>Total Reservations</b>		<b>\$ 4,205,415</b>	<b>\$ 1,868,950</b>	<b>\$ 4,205,415</b>	<b>\$ 1,868,950</b>	<b>\$ 1,663,814</b>	<b>\$ 2,722,497</b>	<b>44.82%</b>
<b>Balance to Allocate</b>		<b>\$ (0)</b>	<b>\$ 0</b>	<b>\$ (0)</b>	<b>\$ 0</b>			

Forward Allocation out of 2022 CRANE

7-0011	Hanscom Apartments	\$ 665,000
7-0090	Eastside Bungalows	\$ 291,238
		\$ 956,238

Forward Allocation out of 2022 Competitive

7-1010	Ashland Senior Housing	\$ 35,189
7-0097	Moriah Manor	\$ 250,897
		\$ 286,086

Total Forward Commits: \$ 1,242,324

Did not accept credits in Round One

7-0098	Nebraska City Senior Patio Homes II	\$ 157,440
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### 2021 Allocation Summary

**Sources**

2021 Low Income Housing Tax Credits (LIHTC)  
 National Pool  
 Returned Credits  
**2021 LIHTC Available**

Competitive	CRANE	Total
\$ 3,651,075	\$ 1,798,290	\$ 5,449,365
\$ 554,340	70,660	
<b>\$ 4,205,415</b>	<b>\$ 1,868,950</b>	<b>\$ 6,074,365</b>

Uses	Amount Requested	2021 LIHTC Allocation		2021 AHTC Allocation		Set Asides				
		Competitive	CRANE	Competitive	CRANE	Non-profit (10%)		Metro (50%)		Non-Metro (50%)
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7-0992	Historic Allas (Atlas) Apartments	\$ 45,905	\$ 43,644	\$ 43,644				\$ 43,644		
7-0993	1120 Lofts	\$ 326,592	\$ 326,222	\$ 326,222				\$ 326,222		
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7-1006	Hamilton Village Senior Suites	\$ 423,923	\$ 423,923	\$ 423,923				\$ 423,923		
7-1007	Northern View	\$ 287,770	\$ 283,662	\$ 283,662				\$ 283,662		
7-1008	Meadow Heights	\$ 268,395	\$ 266,976	\$ 266,976				\$ 266,976		
<b>Sub Total - Round 1 Reservations</b>			<b>\$ 2,447,853</b>	<b>\$ -</b>	<b>\$ 2,447,853</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$2,447,853</b>	<b>58.21%</b>	<b>\$ -</b> <b>0.00%</b>
<b>Round 2 Reservation of Tax Credits</b>										
7-1013	Fremont Omega	\$ 299,087	\$ 299,087	\$ 299,087						\$ 299,087
7-1010	Ashland Senior Housing	\$ 280,013	\$ 200,750	\$ 200,750				\$ 200,750		
7-0997	Moriah Manor	\$ 275,713	\$ 24,816	\$ 24,816				\$ 24,816		
7-0998	Nebraska City Senior Patio Homes II	\$ 311,466	\$ 311,466	\$ 311,466						\$ 311,466
7-0999	The Row Orchard	\$ 264,394	\$ 264,394	\$ 264,394						\$ 264,394
7-1011	Maplewood II	\$ 267,629	\$ 267,629	\$ 267,629						\$ 267,629
<b>Sub Total - Round 2 Reservations</b>			<b>\$ 1,368,142</b>	<b>\$ -</b>	<b>\$ 1,368,142</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ 225,566</b>	<b>5.36%</b>	<b>\$ 1,142,576</b> <b>27.17%</b>
<b>Total - Competitive Reservations</b>			<b>\$ 3,815,995</b>	<b>\$ -</b>	<b>\$ 3,815,995</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$2,673,419</b>	<b>63.57%</b>	<b>\$ 1,142,576</b> <b>27.17%</b>
<b>Forward Commitments from 2020 &amp; Supplemental Allocations</b>										
7-0958	The Rows of Fremont	\$ 232,068	\$ 232,068	\$ 232,068						\$ 232,068
7-0964	Gatewood Village	\$ 880	\$ 880	\$ 880						\$ 880
7-0966	Hidden Brook Townhomes II	\$ 2,862	\$ 2,862	\$ 2,862						\$ 2,862
7-0959	Rolling Meadows	\$ 22,178	\$ 22,178	\$ 22,178						\$ 22,178
7-0967	Maple 37	\$ 20,202	\$ 20,202	\$ 20,202	\$ 20,202			\$ 20,202		
7-0962	Southlawn IV	\$ 3,847	\$ 3,847	\$ 3,847						\$ 3,847
7-0987	131 Fort	\$ 2,376	\$ 2,376	\$ 2,376				\$ 2,376		
7-0921	Grand Island Family	\$ 78,507	\$ 78,507	\$ 78,507						\$ 78,507
7-0949	2215 Q	\$ 26,500	\$ 26,500	\$ 26,500				\$ 26,500		
<b>Sub Total - Forward Commitments\Supplementals from 2020</b>			<b>\$ 389,420</b>	<b>\$ -</b>	<b>\$ 389,420</b>	<b>\$ 20,202</b>	<b>0.33%</b>	<b>\$ 49,078</b>	<b>1.17%</b>	<b>\$ 340,342</b> <b>8.09%</b>
<b>Total - Competitive Reservations &amp; Competitive Forward Allocations</b>			<b>\$ 4,205,415</b>	<b>\$ -</b>	<b>\$ 4,205,415</b>	<b>\$ 20,202</b>	<b>0.33%</b>	<b>\$2,722,497</b>	<b>64.74%</b>	<b>\$ 1,482,918</b> <b>35.26%</b>
<b>CRANE Reservations</b>										
7-0917	Transformation Hill Apartments	\$ 739,033	\$ 739,033	\$ 739,033	\$ 739,033					
7-0982	Omega West Point	\$ 169,386	\$ 169,386	\$ 169,386						
7-0990	Eastside Bungalows	\$ 506,188	\$ 214,950	\$ 214,950	\$ 214,950					
7-0975	Cottages by Siena Francis House	\$ 518,007	\$ 518,007	\$ 518,007	\$ 518,007					
7-0911	Hanscom Apartments	\$ 715,000	\$ 50,000	\$ 50,000						
<b>CRANE Forward Commitments from 2020 &amp; Supplemental Allocations</b>										
7-0973	South Street Project	\$ 171,622	\$ 171,622	\$ 171,622	\$ 171,622					
7-0909	Bethlehem House	\$ 5,952	\$ 5,952	\$ 5,952						
<b>Total - CRANE Reservations &amp; CRANE Forward Allocations\Supplementals</b>			<b>\$ -</b>	<b>\$ 1,868,950</b>	<b>\$ -</b>	<b>\$1,643,612</b>	<b>27.06%</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ -</b> <b>0.00%</b>
<b>Total Reservations</b>			<b>\$ 4,205,415</b>	<b>\$ 1,868,950</b>	<b>\$ 4,205,415</b>	<b>\$1,663,814</b>	<b>27.39%</b>	<b>\$2,722,497</b>	<b>44.82%</b>	<b>\$ 1,482,918</b> <b>24.41%</b>
<b>Balance to Allocate</b>			<b>\$ (0)</b>	<b>\$ 0</b>	<b>\$ (0)</b>	<b>\$ 0</b>				

**Forward Allocation out of 2022 CRANE**

7-0911	Hanscom Apartments	\$ 665,000
7-0990	Eastside Bungalows	\$ 291,238
		<b>\$ 956,238</b>

**Forward Allocation out of 2022 Competitive**

7-1010	Ashland Senior Housing	\$ 35,189
7-0997	Moriah Manor	\$ 250,897
		<b>\$ 286,086</b>

**Total Forward Commits: \$ 1,242,324**

**Did not accept credits in Round One**

7-0998	Nebraska City Senior Patio Homes II	\$ 157,449
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## MOTION

Whereas the Nebraska Investment Finance Authority (“NIFA”) has completed its review of the applications for 9% federal low-income housing tax credits (“Section 42 Credits”) and Nebraska state low-income housing tax credits (“Nebraska Credits”) and, together with the Section 42 Credits, collectively, the “Tax Credits”) pursuant to the Low Income Housing Tax Credit Program 2020/2021 Amended and Restated LIHTC Allocation Plan for 9% LIHTCs and Nebraska Affordable Housing Tax Credits – Round Two;

Whereas said review was conducted pursuant to the 2020/2021 Qualified Allocation Plan (the “2020/2021 QAP”), adopted by NIFA pursuant to a public process and approved by the Governor of the state of Nebraska; then

Be it resolved that subject to continued authorization of the Section 42 Credit program pursuant to Section 42 of the Internal Revenue Code of 1986 (the “Code”) and the continued authorization of the Nebraska Affordable Housing Tax Credit pursuant to Neb. Rev. Stat. § 77-2501 et seq. (the “AHTC Act”) and, in each case, the allocation amounts established therein, a “conditional reservation” of Tax Credits in the amounts and categories set forth below shall be granted to the applicants of the following projects:

### Round Two

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>City</u>	<u>LIHTC Amount</u>	<u>AHTC Amount</u>
*Ashland Senior Housing, LLC	Ashland Senior Housing	Saunders	Ashland	\$235,939	\$235,939
Hoppe & Son, LLC	Fremont Omega	Dodge	Fremont	\$299,087	\$299,087
Hoppe & Son, LLC	The Row Orchard	Hall	Grand Island	\$264,394	\$264,394
Midwest Housing Initiatives, Inc.	Maplewood II, LLC	Red Willow	McCook	\$267,629	\$267,629
**Midwest Housing Initiatives, Inc.	Moniah Manor	Douglas	Omaha	\$275,713	\$275,713
North Star Housing LLC	Nebraska City Senior Patio Homes II	Otoe	Nebraska City	\$311,466	\$311,466
<b>Total</b>				<b>\$1,654,228</b>	<b>\$1,654,228</b>

### Conditions:

1. Amounts reserved for the Section 42 Credits may be adjusted by the Executive Director by up to 10% up or down, based upon receipt and review of the final information necessary to complete the analysis and subsidy layering reviews. Amounts reserved for the Nebraska Credits may be adjusted by the Executive Director by up to 10% up or down, based upon receipt and review of the final information necessary to complete the analysis and subsidy layering reviews.
2. A conditional reservation for Tax Credits will become a final reservation upon the resolution within ninety (90) days of all outstanding items, including financial and technical questions, to the satisfaction of the Executive Director. Upon satisfaction of such conditions, a reservation will require no future action by this Board to become a final reservation of Tax Credits.
3. Reservations and allocations of Tax Credits will be made pursuant to the requirements of the 2020/2021 QAP, Section 42 of the Code, in the case of the Section 42 Credits, the AHTC Act, in the case of the Nebraska Credits and, in each case, are subject to the representations made by the applicant in the application, the conditions imposed by the 2020/2021 QAP and such other conditions as the Executive

## MOTION

Whereas the Nebraska Investment Finance Authority (“NIFA”) has completed its review of the applications for 9% federal low-income housing tax credits (“Section 42 Credits”) and Nebraska state low-income housing tax credits (“Nebraska Credits” and, together with the Section 42 Credits, collectively, the “Tax Credits”) pursuant to the Low Income Housing Tax Credit Program 2020/2021 Amended and Restated LIHTC Allocation Plan for 9% LIHTCs and Nebraska Affordable Housing Tax Credits – Round Two;

Whereas said review was conducted pursuant to the 2020/2021 Qualified Allocation Plan (the “2020/2021 QAP”), adopted by NIFA pursuant to a public process and approved by the Governor of the state of Nebraska; then

Be it resolved that subject to continued authorization of the Section 42 Credit program pursuant to Section 42 of the Internal Revenue Code of 1986 (the “Code”) and the continued authorization of the Nebraska Affordable Housing Tax Credit pursuant to Neb. Rev. Stat. § 77-2501 et seq. (the “AHTC Act”) and, in each case, the allocation amounts established therein, a “conditional reservation” of Tax Credits in the amounts and categories set forth below shall be granted to the applicants of the following projects:

### Round Two

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>City</u>	<u>LIHTC Amount</u>	<u>AHTC Amount</u>
*Ashland Senior Housing, LLC	Ashland Senior Housing	Saunders	Ashland	\$235,939	\$235,939
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Hoppe & Son, LLC	The Row Orchard	Hall	Grand Island	\$264,394	\$264,394
Midwest Housing Initiatives, Inc.	Maplewood II, LLC	Red Willow	McCook	\$267,629	\$267,629
**Midwest Housing Initiatives, Inc.	Moriah Manor	Douglas	Omaha	\$275,713	\$275,713
North Star Housing LLC	Nebraska City Senior Patio Homes II	Otoe	Nebraska City	\$311,466	\$311,466
<b>Total</b>				<b>\$1,654,228</b>	<b>\$1,654,228</b>

### Conditions:

1. Amounts reserved for the Section 42 Credits may be adjusted by the Executive Director by up to 10% up or down, based upon receipt and review of the final information necessary to complete the analysis and subsidy layering reviews. Amounts reserved for the Nebraska Credits may be adjusted by the Executive Director by up to 10% up or down, based upon receipt and review of the final information necessary to complete the analysis and subsidy layering reviews.
2. A conditional reservation for Tax Credits will become a final reservation upon the resolution within ninety (90) days of all outstanding items, including financial and technical questions, to the satisfaction of the Executive Director. Upon satisfaction of such conditions, a reservation will require no future action by this Board to become a final reservation of Tax Credits.
3. Reservations and allocations of Tax Credits will be made pursuant to the requirements of the 2020/2021 QAP, Section 42 of the Code, in the case of the Section 42 Credits, the AHTC Act, in the case of the Nebraska Credits and, in each case, are subject to the representations made by the applicant in the application, the conditions imposed by the 2020/2021 QAP and such other conditions as the Executive

Director deems necessary in light of her review of the application within the purposes of the 2020/2021 QAP and the Tax Credit Programs.

4. \*This Motion authorizes a conditional reservation of Section 42 Credits of \$235,939 for Ashland Senior Housing, LLC. Of such conditional reservation, \$200,750 will be reserved from 2021 Tax Credits. The remaining \$35,189 of Section 42 Credits for Ashland Senior Housing, LLC shall be funded from the following sources, or any combination thereof at the discretion of the Executive Director, subject to the availability of Tax Credits: returned 2021 Tax Credits, Tax Credits returned from a prior year, national pool received for 2021 Section 42 Credits, or 2022 Tax Credits.
5. \*\*This Motion authorizes a conditional reservation of Section 42 Credits of \$275,713 for Midwest Housing Initiatives, Inc. Of such conditional reservation, \$24,816 will be reserved from 2021 Tax Credits. The remaining \$250,897 of Section 42 Credits for Midwest Housing Initiatives, Inc. shall be funded from the following sources, or any combination thereof at the discretion of the Executive Director, subject to the availability of Tax Credits: returned 2021 Tax Credits, Tax Credits returned from a prior year, national pool received for 2021 Section 42 Credits, or 2022 Tax Credits.





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