#### 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		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 Judds: 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

#### 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	-	_			PROJECT TYPE	PROFIT STATUS	FINANCING SOURCES	ESTIMATED COST	LIHTC REQUESTED	AHTC REQUESTED
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
TOTAL				340	312	28	104				\$60,742,489	\$3,669,842	\$3,669,842

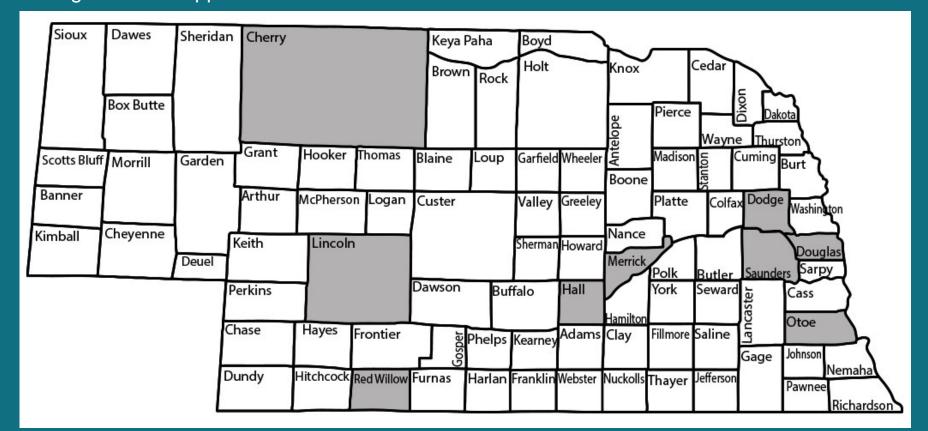




NEBRASKA INVESTMENT FINANCE AUTHORITY

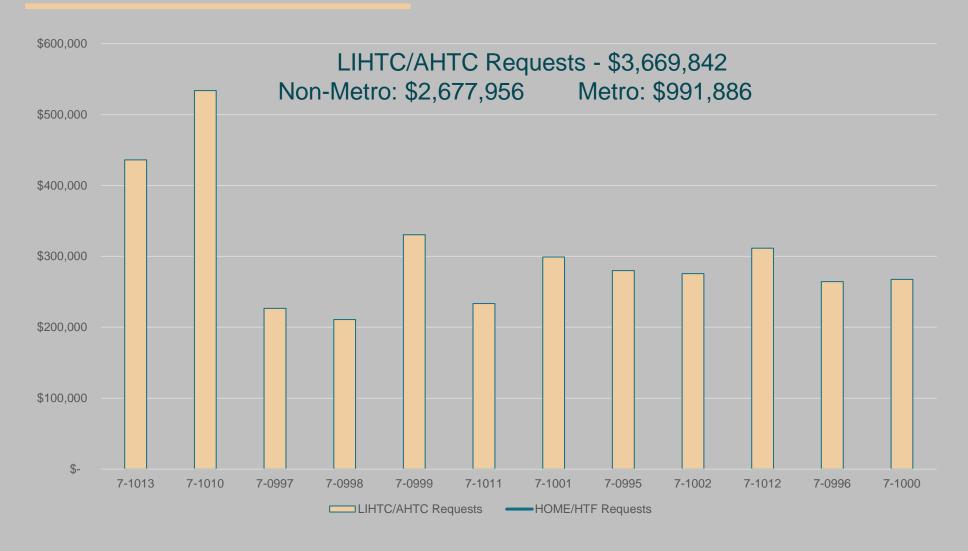
- Twelve Applications 9 Non-Metro, 3 Metro
- Nine Counties
- Nine Communities
- Disaster Designation 6 Applicants

- 5 applications proposed mixed Income
- 312 LIHTC units 28 Market Rate units
- 5 Family 7 Senior
- 3 Rehabilitation 9 New Construction



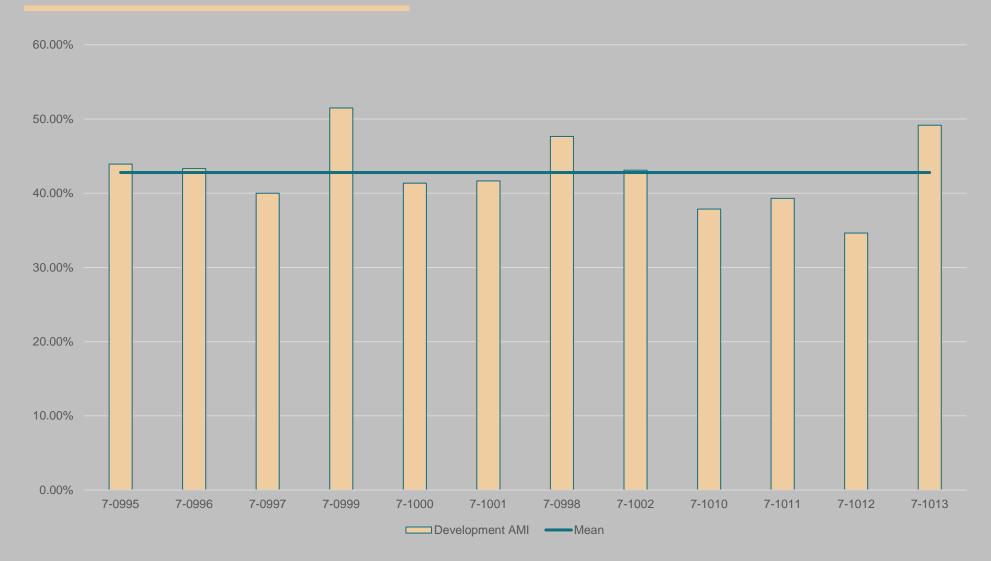










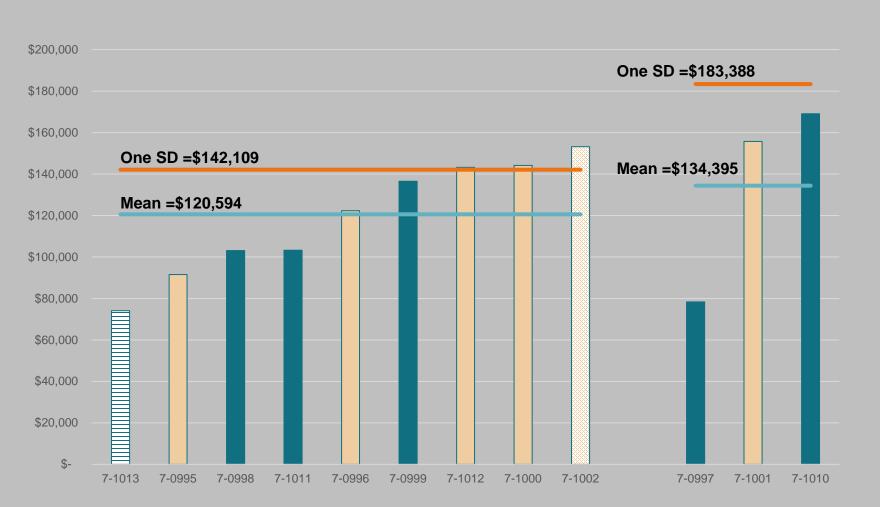


## **2021 Round Two Cost Per Unit**





## **METRO**



Not included in calculation & not recommended

Not recommended

Recommended for Conditional Reservation

Not included in calculation & recommended







## 2021 Round Two LIHTC Per Occupant



Not included in calculation &

not recommended

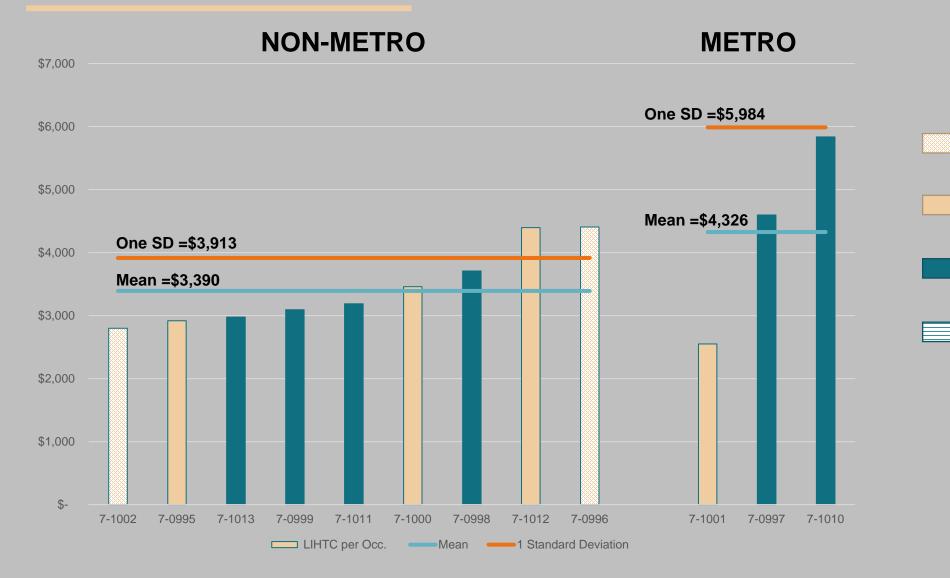
Not recommended

Recommended for

& recommended

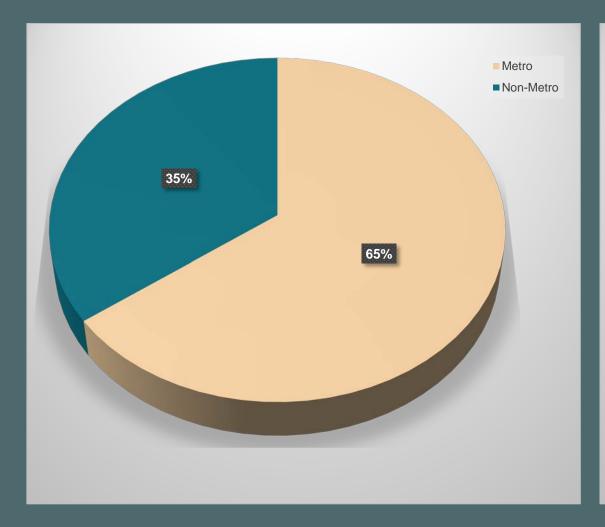
**Conditional Reservation** 

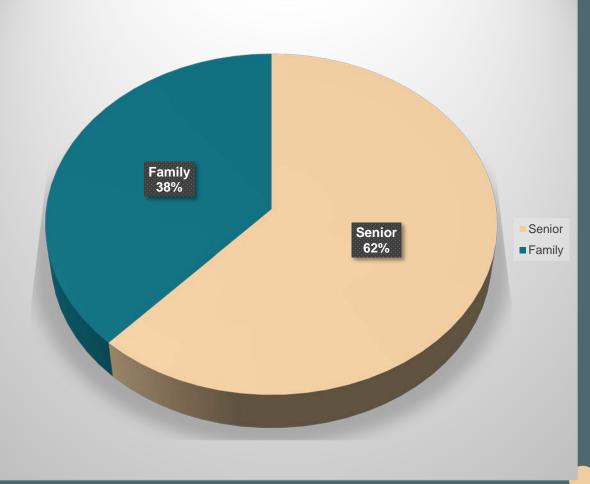
Not included in calculation



# 2021 Competitive Allocation Split & Project Type











#### SUMMARY OF 2021 ROUND TWO APPLICATIONS

Recommended for Conditional Reservation:																		
Metro/Non   Metro   NiFA #   Development   Units   Location   Location   Location   County   Metro   Threshold   Threshold   Criteria   Threshold   Review   Criteria   Threshold   Threshold   Threshold   Criteria   Threshold   Thres					Efficient	Efficient												
Metro/Non-NiFA #   Development   Development   Development   Development   Durits   Location   County   Metro   Metro   Type   Criteria   Criteria   Criteria   Criteria   Review   Rents   Cost Per Sq.   Little Per Occupant   Disaster   Score   AHTC/Little   Annual   Annual   Annual   Criteria   Criteria   Review   Rents   Criteria   Review   Rents   Cost Per Unit   Foot   Occupant   Disaster   Score   AHTC/Little   Annual   Annual   Annual   Criteria   Criteria   Review   Rents   Criteria   Review   Rents   Cost Per Unit   Foot   Occupant   Disaster   Score   AHTC/Little   Annual   Annual   Annual   Annual   Criteria   Criteria   Review   Rents   Criteria   Review   Rents   Criteria   Review   Rents   Criteria   Review   Rents   Criteria   Criteri		l .		l	Housing	Housing	Efficient	l		l			1 1	l		l I		
NIFA #   Development   Units   Location   County   Metro   Type   Criteria   Criteria   Review   Rents   Cost Per Unit   Foot   Occupant   Disaster   Score   AHTC/LIHTCO	Conditional	Requested			Production -	Production -	Housing	Targeting		Other			1 1	l		l I		
Recommended for Conditional Reservation:	Reservation	Annual	Total	Natural	LIHTC Per	Cost Per Sq.	Production -	Gross	Threshold	Selection	Threshold	Project	Metro/Non-	l		# of		
T-1013   Fremont Omega   49   Fremont   Dodge   Non-Metro   Senior   24   40   1   5   2   2   1.5   3   78.5   5   299,08	Amount	AHTC/LIHTC	Score	Disaster	Occupant	Foot	Cost Per Unit	Rents	Review	Criteria	Criteria	Type	Metro	County	Location	Units	Development	NIFA#
7-1010 Ashland Senior Housing 20 Ashland Saunders Metro Senior 25 43 2 5 0.5 0 0.5 2 78 \$ 280,013   7-0997 Moriah Manor 40 Omaha Douglas Metro Senior 24 38 2 5 2 1 0.5 2 74.5 \$ 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 1.5 0.5 0 74.5 \$ 311,460   7-0999 The Row Orchard 24 Grand Island Hall Non-Metro Family 25 38 1 5 0.5 1 1.5 0.5 1 1.5 2 74.5 \$ 267,639   7-1011 Maplewood II 24 McCook Red Willow Non-Metro Senior 25 39 2 5 1.5 0.5 1 0 74 \$ 267,639   7-1010 Corby 38 Limited Partnership 25 Omaha Douglas Metro Family 25 36 1 5 0.5 1.5 0.5 1.5 0.5 1 0 74 \$ 267,630   7-1001 Corby 38 Limited Partnership 25 Omaha Douglas Metro Family 25 36 1 5 0.5 1.5 0.5 1.5 0 72.5 \$ 533,800   7-1002 Fremont Northside Townhomes II 18 Fremont Dodge Non-Metro Family 25 35 2 5 0 0 0.5 2 3 72.5 \$ 523,800   7-1012 Ave 25 Villas 16 Central City Merrick Non-Metro Senior 24 38 2 5 0.5 0.5 0.5 0 70 5 330,480   7-0996 West Park II 28 North Platte Lincoln Non-Metro Senior 25 40 2 5 0 0 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 0.5 0 0 0 70 \$ 330,480   7-0996 West Park III 28 North Platte Lincoln Non-Metro Senior 24 38 2 5 0.5 0.5 0.5 0.5 0 0 70 \$ 330,480   7-0996 West Park III 28 North Platte Lincoln Non-Metro Senior 24 38 2 5 0.5 0.5 0.5 0.5 0 0 70 \$ 330,480   7-0996 West Park III 28 North Platte Lincoln Non-Metro Senior 24 38 2 5 0.5 0.5 0.5 0.5 0 0 70 \$ 330,480   7-0996 West Park III 28 North Platte Lincoln Non-Metro Senior 24 38 2 5 0.5 0.5 0.5 0.5 0 0 70 \$ 330,480   7-0996 West Park III 28 North Platte Lincoln Non-Metro Senior 24 38 2 5 0.5 0.5 0.5 0.5 0.5 0.5 0 0 70 \$ 330,480   7-0996 West Park III 28 North Platte Lincoln Non-Metro Senior 24 38 2 5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0																	nded for Conditional Reservation:	Recommen
7-0997   Moriah Manor	7 \$ 299,087	\$ 299,087	78.5	3	1.5	2	2	5	1	40	24	Senior	Non-Metro	Dodge	Fremont	49	Fremont Omega	7-1013
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 \$ 311,460   7-0999 The Row Orchard 24 Grand Island Hall Non-Metro Family 25 38 1 5 0.5 1 1.5 0.5 2 74 \$ 264,394   7-1011 Maplewood II 24 McCook Red Willow Non-Metro Senior 25 39 2 5 1.5 0.5 1 0.5 1 0 74 \$ 267,629   Total Recommended 185	\$ 235,939	\$ 280,013	78	2	0.5	0	0.5	5	2	43	25	Senior	Metro	Saunders	Ashland	20	Ashland Senior Housing	7-1010
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 7-1011 Maplewood II 24 McCook Red Willow Non-Metro Senior 25 39 2 5 1.5 0.5 1 0 74 \$ 267,625	3 \$ 275,713	\$ 275,713	74.5	2	0.5	1	2	5	2	38	24	Senior	Metro	Douglas	Omaha	40	Moriah Manor	7-0997
T-1011   Maplewood	6 \$ 311,466	\$ 311,466	74.5	0	0.5	1.5	1.5	5	2	39	25	Senior	Non-Metro	Otoe	Nebraska City	28	Nebraska City Senior Patio Homes II	7-0998
Total Recommended   185	4 \$ 264,394	\$ 264,394	74	2	1.5	1	0.5	5	1	38	25	Family	Non-Metro	Hall	Grand Island	24	The Row Orchard	7-0999
Other Applications:         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         \$ 226,644           7-1012         Ave 25 Villas         16         Central City         Merrick         Non-Metro         Senior         25         40         2         5         0         0         0         72         \$ 210,929           7-0996         West Park III         28         North Platte         Lincoln         Non-Metro         Senior         24         38         2         5         0.5         0         0         70         \$ 330,480	9 \$ 267,629	\$ 267,629	74	0	1	0.5	1.5	5	2	39	25	Senior	Non-Metro	Red Willow	McCook	24	Maplewood II	7-1011
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 \$ 533,80   7-1002 Fremont Northside Townhomes II 18 Fremont Dodge Non-Metro Family 25 35 2 5 0 0.5 2 3 72.5 \$ 533,80   7-1012 Ave 25 Villas 16 Central City Merrick Non-Metro Senior 25 40 2 5 0 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 70 \$ 330,480   7-1012 Ave 25 Villas 10 0 0 0 70 5 330,480   7-1012 Ave 25 Villas 10 0 0 0 0 70 5 330,480   7-1012 Ave 25 Villas 10 0 0 0 0 70 5 330,480   7-1012 Ave 25 Villas 10 0 0 0 0 0 70 5 330,480   7-1012 Ave 25 Villas 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 \$ 1,654,228	\$ 1,698,302														185	Total Recommended	
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 0 72 \$ 210,925   7-0996 West Park III 28 North Platte Lincoln Non-Metro Senior 24 38 2 5 0.5 0.5 0.5 0 70 70 \$ 330,480   7-1012 Ave 25 Villas 16 Central City Merrick Non-Metro Senior 24 38 2 5 0.5 0.5 0.5 0 70 70 \$ 330,480   7-1012 Ave 25 Villas 17 North Platte Lincoln Non-Metro Senior 24 38 2 5 0.5 0.5 0.5 0.5 0 70 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	T																lications:	Other App
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 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	0	\$ 436,160	73	2	2	1.5	0.5	5	1	36	25	Family	Metro	Douglas	Omaha	25	Corby 38 Limited Partnership	7-1001
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	3	\$ 533,803	72.5	0	1.5	2	2	5	2	35	25	Family	Non-Metro	Lincoln	North Platte	54	West Park II	7-0995
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	0	\$ 226,640	72.5	3	2	0.5	0	5	2	35	25	Family	Non-Metro	Dodge	Fremont	18	Fremont Northside Townhomes II	7-1002
	5	\$ 210,925	72	0	0	0	0	5	2	40	25	Senior	Non-Metro	Merrick	Central City	16	Ave 25 Villas	7-1012
7-1000 The Sandhills Townhomes 15 Valentine Cherry Non-Metro Family 25 36 2 5 0 0.5 0.5 0 69 \$ 233,532	0	\$ 330,480	70	0	0	0.5	0.5	5	2	38	24	Senior	Non-Metro	Lincoln	North Platte	28	West Park III	7-0996
	2	\$ 233,532	69	0	0.5	0.5	0	5	2	36	25	Family	Non-Metro	Cherry	Valentine	15	The Sandhills Townhomes	7-1000
Total Non-Funded 156 \$ 1,971,540	0	\$ 1,971,540														156	Total Non-Funded	
Total Funded & Non-Funded 341 \$ 3,669,843	2	\$ 3,669,842														341	Total Funded & Non-Funded	

=Recommended for Conditional Reservation

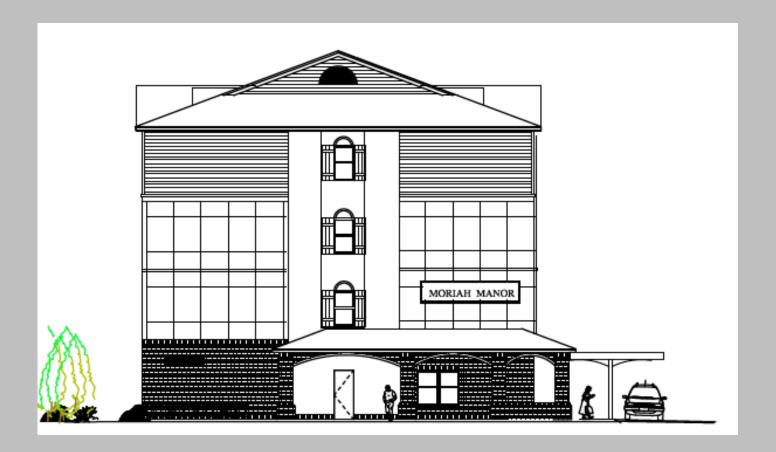
## **SUMMARY OF 2021 ROUND TWO APPLICATIONS**

											Efficient	Efficient Housing	Efficient Housing				
								Other		Targeting	Housing	Production -	_			Requested	Conditional
		# of			Metro/Non-	Project	Threshold	Selection	Threshold	Gross	Production -	Cost Per Sq.	LIHTC Per	Natural	Total	Annual	Reservation
NIFA#	Development	Units	Location	County	Metro	Type	Criteria	Criteria	Review	Rents	Cost Per Unit	Foot	Occupant	Disaster	Score	AHTC/LIHTC	Amount
Recomme	nded for Conditional Reservation:																
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
	Total Recommended	185														\$ 1,698,302	\$ 1,654,228
Other App	lications:																
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	
	Total Non-Funded	156														\$ 1,971,540	
	Total Funded & Non-Funded	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



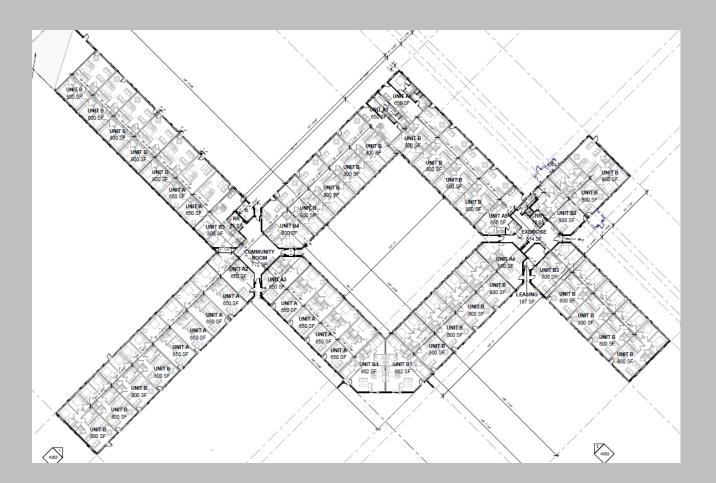
# The Row Orchard Grand Island, NE

- 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

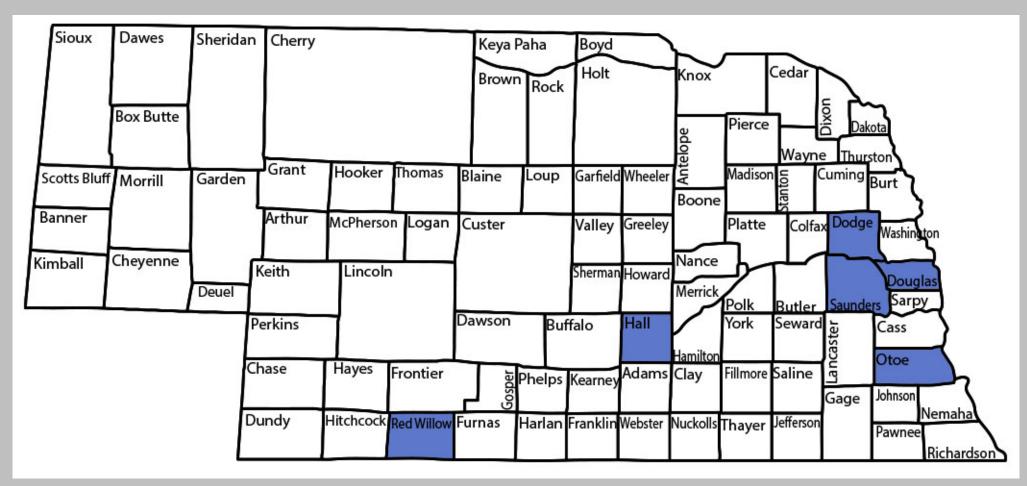


- 20 two-bedroom units (with 4 market rate)
- Two 10-plex buildings
- Senior Development—55 and older

- 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**



#### 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 \$ 4,205,415 \$ 1,868,950 \$ 6,074,365

9				1		2021 LIHTC	Alloca	ation		2021 AHTC	Alloc	ation	0			54	t As	ides			
Uses	·		Amount	Requested	C	competitive	CF	RANE	. (	Competitive	C	RANE	Non	profit	(10%)	Met	0 (5)	0%)	No	n-Metro	(50%)
Round 1 7-0992 7-0993 7-0994 7-1003 7-1006 7-1007 7-1008 Sub Tota	Reservation of Tax Credits Historic Allas (Atlas) Apartments 1120 Lofts Victory Park Senior Residences Founders Ridge Senior Living Hamilton Village Senior Suites Northern View Meadow Heights I - Round 1 Reservations Reservation of Tax Credits		\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	45,905 326,592 567,937 535,469 423,923 287,770 268,395	\$ \$ \$ \$ \$ \$ \$ \$	43,544 328,222 567,937 535,489 423,923 283,662 266,976 <b>2,447,853</b>	s	-	5 5 5 5 5 5 5	43,644 326,222 567,937 535,489 423,923 283,662 260,976 2,447,853		-	Non	-	0.00%	\$ 43,0 \$ 326,0 \$ 507,0 \$ 535,0 \$ 423,0 \$ 283,0 \$ 200,0	644 222 937 469 923 662 976	58.21%	\$	-1	0.00%
7-1013 7-1010 7-0997 7-0998 7-0999 7-1011	Fremont Omega Ashland Senior Housing Moriah Manor Nebraska City Senior Patio Homes II The Row Orchard Maplewood II	id.	5 5 5 5 5	299,087 280,013 275,713 311,466 264,394 267,629	5 5 5 5	299,087 200,750 24,816 311,466 264,394 267,629			***	299,087 200,750 24,816 311,466 264,394 267,629						\$ 200, \$ 24,	816		\$ 26	1,466 14,394 17,629	
	I - Round 2 Reservations							-	8	1,368,142		-	\$	-		\$ 225,					
Total - Co	ompetitive Reservations		_		\$	3,815,995	\$		*	3,815,995	1				0.00%	\$2,673	119	63.57%	\$ 1,14	2,576	27.17%
7-0958 7-0964 7-0966 7-0959 7-0967 7-0962 7-0987 7-0921 7-0949	Commitments from 2029 & Suppleme The Rows of Fremont Gatewood Village Hidden Brook Townhornes II Rolling Meadows Maple 37 Southlawn IV 131 Fort Grand Island Family 2215 Q	Supplemental Supplemental Supplemental Supplemental Supplemental Supplemental Supplemental	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	232,068 880 2,862 22,178 20,202 3,847 2,376 78,507 26,500	5 5 5 5 5 5 5	232,068 880 2,862 22,178 20,202 3,847 2,376 78,507 26,500			5 5 5 5 5 5 5	232,068 880 2,862 22,178 20,202 3,847 2,376 78,507 26,500				),202		\$ 20,	376		\$ \$ 2 \$ \$ 7	12,068 880 2,862 12,178 3,847	
	I - Forward Commitments\Supplemen		_	_	3	389,420	5	-	5	389,420	_	+		_	0.33%		_	1.17%		_	8.09%
CRANE F 7-0917 7-0982 7-0990 7-0975 7-0911 CRANE F	ompetitive Reservations & Competitive Reservations Transformation Hill Apartments Omega West Point Eastside Bungakows Cottages by Siena Francis House Hanscom Apartments forward Commitments from 2020 & Su		5 5 5 5	739,033 169,386 506,188 518,007 715,000		4,205,415	5 5	739,033 169,386 214,950 518,007 50,000		4,205,415	\$ \$ \$ \$ \$	739,033 169,386 214,950 518,007 50,000	\$ 736 \$ 214 \$ 518	0,033 1,950 1,007	0.33%		21	64.74%	21,41	2101	35.26%
7-0973 7-0909	South Street Project Bethlehem House	Supplemental	5	171,622			5	171,622 5,952			5	171,622	\$ 171	,622							
	RANE Reservations & CRANE Forward		tals	0,902	5	1.0		868,950		925	-	868,950	\$1.641	612	27.06%		-	0.00%	•	.1	0.00%
	servations	The second secon		-		4,205,415				4,205,415							_		_	2,918	
	to Allocate			-	÷		1	0			1	0								-	

#### Forward Allocation out of 2022 CRANE

7-0911	Hansoom Apartments	\$ 665,000
7-0990	Eastside Bungalows	\$ 291,238
		\$ 956.238

#### Forward Allocation out of 2022 Competitive

COL ME GE /	PRINCIPLE OF STREET	EMPS SELECT FO	
7-1010	Ashland Senior Housing	\$	35,189
7-0997	Moriah Manor	\$	250,897
		\$	286,086

Total Forward Commits: \$ 1,242,324

Did not accept credits in Round One
7-0998 Netraska City Senter Patio Homes 8 \$ 157,449



## **2021 Allocation Summary**

Sources

2021 Low Income Housing Tax Credits (LIHTC)

National Pool

Returned Credits 2021 LIHTC Available

Competitive CRANE \$ 3,651,075 \$ 1,798,290 \$ 5,449,365

\$ 554,340 70,660 \$ 4,205,415 \$ 1,868,950 \$ 6,074,365

	C Available			•	Ψ	4,205,415			Ψ_	6,074,365										
						2021 LIHTC				2021 AHTC	_						Asides	1		
Uses			Amour	nt Requested	C	ompetitive	(	CRANE		Competitive	CF	RANE	N	on-profit	(10%)	Metro	(50%)	-	Non-Metro	(50%)
Round 1	Reservation of Tax Credits																			
7-0992	Historic Allas (Atlas) Apartments		\$	45,905	\$	43,644			\$	43,644						\$ 43,6				
7-0993	1120 Lofts		\$	326,592	\$	326,222			\$	326,222						\$ 326,2				
7-0994	Victory Park Senior Residences		\$	567,937	\$	567,937			\$	567,937						\$ 567,9				
7-1003	Founders Ridge Senior Living		\$	535,489	\$	535,489			\$	535,489						\$ 535,4				
7-1006	Hamilton Village Senior Suites		\$	423,923	\$	423,923			\$	423,923						\$ 423,9				
7-1007	Northern View		\$	287,770	\$	283,662			\$	283,662						\$ 283,60				
7-1008	Meadow Heights		\$	268,395	\$	266,976			\$	266,976						\$ 266,9	76			
Sub Total	- Round 1 Reservations				\$	2,447,853	\$	-	\$	2,447,853	\$	-	\$	-	0.00%	\$2,447,8	58.21%	6 \$	-	0.00%
Round 2	Reservation of Tax Credits																			
7-1013	Fremont Omega		\$	299,087	\$	299,087			\$	299,087								\$	299,087	
7-1010	Ashland Senior Housing		\$	280,013	\$	200,750			\$	200,750						\$ 200,7	50			
7-0997	Moriah Manor		\$	275,713	\$	24,816			\$	24,816						\$ 24,8	16			
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	
Sub Total	- Round 2 Reservations				\$	1,368,142	\$	-	\$	1,368,142	\$	-	\$	-	0.00%	\$ 225,5	5.36%	\$ 1	,142,576	27.17%
Total - Co	mpetitive Reservations				\$	3,815,995	\$	•	\$	3,815,995	\$	-	\$	-	0.00%	\$2,673,4	63.57%	6 <b>\$</b> ′	1,142,576	27.17%
Forward (	Commitments from 2020 & Supplement	tal Allocations																		
7-0958	The Rows of Fremont		\$	232,068	\$	232,068			\$	232,068								\$	232,068	
7-0964	Gatewood Village	Supplemental	\$	880	\$	880			\$	880								\$	880	
7-0966	Hidden Brook Townhomes II	Supplemental	\$	2,862	\$	2,862			\$	2,862								\$	2,862	
7-0959	Rolling Meadows	Supplemental	\$	22,178	\$	22,178			\$	22,178								\$	22,178	
7-0967	Maple 37	Supplemental	\$	20,202	\$	20,202			\$	20,202			\$	20,202		\$ 20,20	)2			
7-0962	Southlawn IV	Supplemental	\$	3,847	\$	3,847			\$	3,847								\$	3,847	
7-0987	131 Fort	Supplemental	\$	2,376	\$	2,376			\$	2,376						\$ 2,3	76			
7-0921	Grand Island Family	Supplemental	\$	78,507		78,507			\$	78,507								\$	78,507	
7-0949	2215 Q	Supplemental	\$	26,500	\$	26,500			\$	26,500						\$ 26,5	00			
Sub Total	- Forward Commitments\Supplementa	ls from 2020		·	\$	389,420	\$	-	\$	389,420	\$	-	\$	20,202	0.33%	\$ 49,0		\$	340,342	8.09%
Total - Co	mpetitive Reservations & Competitive	Forward Allocations			\$	4,205,415	\$	-	\$	4,205,415	\$	-	\$	20,202	0.33%	\$2,722,4	64.74%	6 <b>\$</b> 1	,482,918	35.26%
CRANE R	<u>eservations</u>																			
7-0917	Transformation Hill Apartments		\$	739,033			\$	739,033			\$ 7	739,033	\$ 7	739,033						
7-0982	Omega West Point		\$	169,386			\$	169,386				169,386								
7-0990	Eastside Bungalows		\$	506,188			\$	214,950			\$ 2	214,950	\$ 2	214,950						
7-0975	Cottages by Siena Francis House		\$	518,007			\$	518,007			\$ 5	518,007	\$ 5	518,007						
7-0911	Hanscom Apartments		\$	715,000			\$	50,000			\$	50,000								
CRANE F	orward Commitments from 2020 & Sup	plemental Allocations																		
7-0973	South Street Project		\$	171,622			\$	171,622				171,622	\$ 1	171,622						
7-0909	Bethlehem House	Supplemental	\$	5,952			\$	5,952			\$	5,952							_	
Total - CF	ANE Reservations & CRANE Forward	Allocations\Supplement	tals		\$	-	\$ 1	,868,950	\$	-	\$1,8	868,950	\$1,6	643,612	27.06%	\$	- 0.00%	\$	-	0.00%
Total Res	ervations				\$	4,205,415	\$ 1	,868,950	\$	4,205,415	\$1,8	368,950	\$1,6	663,814	27.39%	\$2,722,4	44.82%	6 \$ 1	1,482,918	24.41%
Balance t	o Allocate				\$	(0)	\$	0	\$	(0)	\$	0								

### Forward Allocation out of 2022 CRANE

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

## Forward Allocation out of 2022 Competitive

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

Total Forward Commits: \$

1,242,324

Did not accept credits in Round One

7-0998 Nebraska City Senior Patio Homes II \$

157,449

#### 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

Applicant	Project	County	City	LIHTC Amount	AHTC Amount
*Ashland Senior	Ashland Senior				
Housing, LLC	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.	Moriah Manor	Douglas	Omaha	\$275,713	\$275,713
North Star Housing	Nebraska City Senior		Nebraska		
LLC	Patio Homes II	Otoe	City	\$311,466	\$311,466
Total				\$1,654,228	\$1,654,228

#### 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.
- 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**

				LIHTC	AHTC
<b>Applicant</b>	<b>Project</b>	<b>County</b>	<u>City</u>	<b>Amount</b>	<u>Amount</u>
*Ashland Senior	Ashland Senior				
Housing, LLC	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.	Moriah Manor	Douglas	Omaha	\$275,713	\$275,713
North Star Housing	Nebraska City Senior		Nebraska		
LLC	Patio Homes II	Otoe	City	\$311,466	\$311,466
Total				\$1,654,228	\$1,654,228

#### **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.



1230 "O" Street, Suite 200 Lincoln, NE 68508-1402 (402) 434-3900 1-800-204-NIFA (6432)

Office hours: Monday - Friday 8am - 5pm

Sara Tichota LIHTC Allocation Manager sara.tichota@nifa.org 402.434.3916

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