

**NEBRASKA INVESTMENT FINANCE AUTHORITY**  
**LOW INCOME HOUSING TAX AND AFFORDABLE HOUSING TAX CREDIT PROGRAM**  
**2025 Reservations**  
**(updated 8/23/2024)**

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 RESERVED	AHTC RESERVED
7-1051 (CRANE) (Forward Commitment)	1904 Farnam 1904 Farnam Street Omaha, NE 68102	1904FarnamOwner, LLC 1901 Howard Street, Suite 300 Omaha, NE 68102 Neeraj Agarwal: 402.981.3735	Douglas					Adaptive/Reuse Metro Multifamily	For Profit	Conventional Loan Historic Tax Credit Deferred Developer Fee Owner Equity PACE		\$752,116	\$752,116
7-1050 (CRANE)	The Stephen Center HERO Building 5217 S. 28th Street Omaha, NE 68107	5217 S 28th Street LLC 509 Walker Street Woodbine, IA 51579 Darin Smith: 712.647.3355	Douglas	64	64	0	1	Rehab Metro Multifamily Special Needs	Non-Profit	Deferred Developer Fee Owner Equity NSORG Grant	\$ 8,404,275	\$604,175	\$604,175
7-1052 (CRANE)	Howard Street Rehab 1501 Howard St & 500 S 18th St Omaha, NE 68102	HowardRehabOwner, LLC 1901 Howard Street, Suite 300 Omaha, NE 68102 Neeraj Agarwal: 402.981.3735	Douglas	56	56	0	2	Adaptive/Reuse Metro Multifamily	For Profit	Conventional Loan Historic Tax Credit Deferred Developer Fee Owner Equity PACE	\$ 24,733,376	\$390,000	\$390,000
7-1054 (CRANE)	The Poppleton Project (East) 2911 Poppleton Avenue Omaha, NE 68105	inCOMMON Housing Dev Corp 1340 Park Avenue Omaha, NE 68105 Christian Gray: 402.933.6672	Douglas	51	51	0	1	New Construction Special Needs	Non-Profit	Conventional Loan HOME Funds - \$500,000 City HOME Funds Tax Increment Financing Owner's Note (ARPA) Deferred Developer Fee Owner Equity	\$ 17,820,443	\$225,530	\$225,530
7-1080	Benjamin Villas 3000 East Benjamin Avenue Norfolk, NE 68701	Mesner Development Co. 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Madison	28	22	6	14	New Construction Non-Metro Family	For Profit	Conventional Loan HOME Funds \$650,000 Owner Equity	\$ 7,315,643	\$495,037	\$495,037
7-1081	Whitetail Villas South of 22nd Street and east of E St Schuyler, NE 68661	Mesner Development Co. 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Colfax	20	16	4	10	New Construction Non-Metro Senior	For Profit	Conventional Loan HOME Funds \$650,000 Owner Equity	\$ 5,350,944	\$354,594	\$354,594
7-1083	Cedar Park 502 E. D Street Hastings, NE 68901	Hoppe & Son, LLC 5631 S 48th Street, Ste 220 Lincoln, NE 68516 Jake Hoppe: 402.489.1600	Adams	34	27	7	5	New Construction Non-Metro Senior	For Profit	Conventional Loan HTF Funding \$800,000 Tax Increment Financing (TIF) Deferred Developer Fee Active Solar Tax Credits	\$ 9,051,507	\$540,433	\$540,433
7-1084	Stoddard Place 400 S. 7th Street Beatrice, NE 68301	Hoppe & Son, LLC 5631 S 48th Street, Ste 220 Lincoln, NE 68516 Jake Hoppe: 402.489.1600	Gage	25	20	5	1	Adaptive Reuse Non-Metro Senior	For Profit	Conventional Loan Tax Increment Financing (TIF) Deferred Developer Fee Building donation Active Solar Tax Credits	\$ 5,851,516	\$340,294	\$340,294
7-1085	192 Q 6441 S 193rd Ave Omaha, NE 68135	192 Q LLC 1886 S 126th Street Omaha, NE Rob Woodling: 402.504.3248	Douglas	88	70	18	1	New Construction Metro Senior	For Profit	Conventional Loan CDBG-DR \$2,000,000 Deferred Developer Fee Managing Member Capital Contribution	\$ 18,591,639	\$985,120	\$985,120
7-1091	3030 Upland Parkway 3030 Upland Parkway Omaha, NE 68107	Brinshore Development, LLC 1603 Orrington Ave, Suite 450 Evanston, IL 60201 Todd Lieberman: 224.927.5061	Dougals	74	57	17	2	New Construction Metro Family	Non-Profit	Conventional Loan Historic Tax Credits Deferred Developer Fee Owner Equity Choice Neighborhoods CDBG-DR \$2,000,000 Philanthropy	\$ 27,731,766	\$1,050,000	\$1,050,000
<b>TOTAL</b>				<b>440</b>	<b>383</b>	<b>57</b>	<b>37</b>				<b>\$124,851,109</b>	<b>\$5,737,299</b>	<b>\$5,737,299</b>