

NEBRASKA INVESTMENT FINANCE AUTHORITY
LOW INCOME HOUSING TAX AND AFFORDABLE HOUSING TAX CREDIT PROGRAM
2021 Reservations
(updated 6/21/2021)

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 RESERVED	AHTC RESERVED
7-0958 (Forward Commitment)	The Rows of Fremont Luther (Rd 24) & 38th Fremont, NE	Hoppe & Son, LLC PO Box 6036 Lincoln, NE 68506-6036 (Fred Hoppe: 402.328.8100)	Dodge					New Construction Non-Metro Single Family Row Home	For Profit	Conventional Loan HOME Funds Deferred Developer Fee		\$232,068	\$232,068
7-0973 (Forward Commitment & Supplemental)	South Street Project 2202 S. 11th Street Lincoln, NE	CenterPointe, Inc. 2633 P Street Lincoln, NE 68503 (Topher Hansen: 402.475.8717)	Lancaster					Rehabilitation Metro Special Needs	Non-Profit	HOME/HTF Funds FHL Bank Funds Local Municipality Loan Deferred Developer Fee		\$171,622	\$171,622
7-0909 (Supplemental)	Bethlehem House 2315 S. 15th Street Omaha, NE	Foundations Development, LLC 1886 S. 126th Street Omaha, NE 68144 (Rob Woodling: 402.504.3248)	Douglas					New Construction Metro Multifamily Special Needs	For Profit	Donated Land Deferred Developer Fee		\$5,952	\$5,952
7-0921 (Supplemental)	Grand Island Family TBD Corner of Ebony LN & W State St. Grand Island, NE	Building a Better Tomorrow, Inc. 3601 Calvert Street, Suite 9 Lincoln, NE 68506 (Brian Clark: 209.262.8661)	Hall					New Construction Rural Duplex	Non Profit	Conventional Loan HOME Funds Deferred Developer Fee		\$78,507	\$78,507
7-0949 (Supplemental)	2215 Q Street 2215 Q Street Omaha, NE	Foundations Development, LLC 1886 S 126th Street Omaha, NE 68144 (Rob Woodling: 402.504.3248)	Douglas					New Construction Urban Multifamily Elderly Housing	For Profit	Conventional Loan Deferred Developer Fee		\$26,500	\$26,500
7-0959 (Supplemental)	Rolling Meadows 700 Taft Street Lexington, NE	Prairie Fire Development Group, LLC 770 East 5th Street Kansas City, MO 64106 (Jared Nook: 816.686.0659)	Dawson					New Construction Non-Metro Duplex Natural Disaster	For Profit	Conventional Loan Deferred Developer Fee		\$22,178	\$22,178
7-0964 (Supplemental)	Gatewood Village East 8th,9th & C, D Cozad, NE 69130	Mesner Development Company 1415 16th Street / PO Box 335 Central City, NE 68826 (Kathryn Mesner: 308.946.3826)	Dawson					New Construction Non-Metro Triplex	For Profit	Conventional Loan HOME Funds Deferred Developer Fee Owner Equity		\$880	\$880
7-0966 (Supplemental)	Hidden Brook Townhomes II South of 29th St & N Yager Road Fremont, NE 68025	Mesner Development Company 1415 16th Street / PO Box 335 Central City, NE 68826 (Kathryn Mesner: 308.946.3826)	Dodge					New Construction Non-Metro Duplex Natural Disaster	Non Profit	Conventional Loan HOME Funds Owner Equity Deferred Developer Fee		\$2,862	\$2,862
7-0967 (Supplemental)	Maple 37 Scattered Sites Omaha, NE 68111	Holy Name Housing Corporation 4324 Fort Street Omaha, NE 68111 (Michael Gawley: 402.453.6100)	Douglas					New Construction Acquisition & Rehab Metro Single Family	Non Profit	Conventional Loan General Partner Loan		\$20,202	\$20,202
7-0962 (Supplemental)	Southlawn IV 1747 Ada Street Grand Island, NE 68803	Midwest Housing Initiatives, Inc. PO Box 5425 Lincoln, NE 68505 (Kurt Grosshans: 402.450.4607)	Hall					Rehabilitation Non-Metro Fourplex Senior	For Profit	Conventional Loan HOME Funds Deferred Developer Fee Owner Equity		\$3,847	\$3,847
7-0987 (Supplemental)	131 Fort, LLC 131 Fort Street Omaha, NE 68164	Foundations Development, LLC 1886 S 126th Street Omaha, NE 68144 (Rob Woodling: 402.504.3248)	Douglas					New Construction Metro Multifamily Seniors	For Profit	Conventional Loans HOME Funds Deferred Developer Fee Owner Equity		\$2,376	\$2,376
7-0992 (Round 1)	Historic Allas (Atlas) Apartments 1609 Binney Street Omaha, NE 68110	1609 Binney1, LLC 4809 NW Radial Hwy Omaha, NE 68104 (Lawrence Butler: 402.960.8557)	Douglas	6	4	2	1	Rehabilitation Metro Multifamily Disaster Declaration	For Profit	Deferred Developer Fee Historic Rehab Tax Credits Owner Equity	\$868,462	\$43,644	\$43,644
7-0993 (Round 1)	1120 Lofts 1120 N 20th Street Omaha, NE 68110	Arch Icon Development Corporation 509 Walker Street Woodbine, IA 51579 (Darin Smith: 712.647.3355)	Douglas	30	24	6	1	New Construction Metro Multifamily Disaster Declaration	For Profit	Conventional Loan National Housing Trust Deferred Developer Fee Owner Equity	\$6,618,205	\$326,222	\$326,222
7-0994 (Round 4)	Victory Park Seniors Residence 600 S 70th Street Lincoln, NE 68510	Burlington Capital Real Estate LLC 4004 Farnam Street, Suite 400 Omaha, NE 68102 (George Achola: 402.930.3090)	Lancaster	84	74	43	4	New Construction Metro Multifamily Seniors/Veterans	For Profit	Conventional Loan Tax Increment Financing Deferred Developer Fee	\$11,161,808	\$567,937	\$567,937

Returned Credits

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7-1003 (Round 1)	Founders Ridge Senior Living Hwy 370 & 126th Street Papillion, NE 68046	Trinity Housing Development, LLC 3556 S. Culpepper, Suite 4 Springfield, MO 65804 (Ryan Hamilton: 417.882.1701)	Sarpy	68	54	14	1	New Construction Metro Multifamily Seniors Disaster Declaration	For Profit	Conventional Loan HOME funds Deferred Developer Fee Owner Equity	\$13,761,424	\$535,489	\$535,489
7-1006 (Round 1)	Hamilton Village Senior Suites 41st Ave. and Hamilton Omaha, NE 68131	Straightline Development, LLC 16255 Woodland Drive Omaha, NE 68136 (Melvin Sudbeck: 402.660.9700)	Douglas	59	47	12	1	New Construction Metro Multifamily Seniors	For Profit	Conventional Loan HOME Funds Deferred Developer Fee	\$10,016,426	\$423,923	\$423,923
7-1007 (Round 1)	Northern View 14th Ave. and Wilbur St Blair, NE 68008	Straightline Development, LLC 16255 Woodland Drive Omaha, NE 68136 (Melvin Sudbeck: 402.660.9700)	Washington	22	48	4	22	New Construction Metro Single Family	For Profit	Conventional Loan HOME Funds Deferred Developer Fee	\$7,344,894	\$283,662	\$283,662 Returned Credits in 2022
7-1008 (Round 1)	Meadow Heights 14th Ave and Meadow Lane Plattsmouth, NE 68048	Straightline Development, LLC 16255 Woodland Drive Omaha, NE 68136 (Melvin Sudbeck: 402.660.9700)	Cass	20	46	4	20	New Construction Metro Single Family Disaster Declaration	For Profit	Conventional Loan HOME Funds Deferred Developer Fee Owner Equity	\$6,796,544	\$266,976	\$266,976 Returned Credits in 2022
7-0997 (Round 2)	Meriah 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	4	New Construction Metro Multifamily Seniors Disaster Declaration	For Profit	Conventional Loan Deferred Developer Fee Owner Equity	\$5,226,245	\$24,816	\$24,816 Returned Credits in 2022
7-0998 (Round 2)	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 (Round 2)	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
7-1010 (Round 2)	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	\$200,750	\$200,750
7-1011 (Round 2)	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

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7-1013 (Round 2)	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
7-0917 (CRANE)	Transformation Hill 2848 College Drive Blair, NE 68008	Angels Share, Inc. 9290 Dodge Street Omaha, NE 68114 (Ed Shada: 402.630.5664)	Washington	60	60	0	60	New Con/Acq & Rehab Metro Multifamily Youth Foster/Seniors	Non-Profit	HOME Funds-\$900,000 Tax Increment Financing Private Foundations Owner Equity	\$11,622,916	\$739,033	\$739,033
7-0982 (CRANE)	Omega West Point 960 Prospect Road West Point, NE 68788	Hoppe & Son, LLC 5631 S. 48th Street, Ste 220 Lincoln, NE 68516 (Ward (Fred) Hoppe: 402.328.8100)	Cuming	22	17	5	1	Rehabilitation Non-Metro Multiplex	For Profit	Conventional Loan HOME Funds-\$478,000 Tax Increment Financing Deferred Developer Fee Solar Tax Credit	\$3,204,746	\$169,386	\$169,386
7-0911 (CRANE)	Hanscom Apartments 1029 Park Ave. & 1040 S. 29th St. Omaha, NE	ClarDevCo, LLC 3814 Farnam Street, Suite 201 Omaha, NE 68131 (Neeraj Agarwal: 402.981.3735)	Douglas	75	75	0	2	Rehabilitation Metro Multifamily Very Low Income	For Profit	Conventional Loan Tax Increment Financing Historic Tax Credits Deferred Developer Fee Owner Equity Special Limited Partner	\$14,202,920	\$50,000	\$50,000
7-0975 (CRANE)	Cottages by Siena Francis House 1528 N 16th Street Omaha, NE 68110	1528 N 16th LLC 509 Walker Street Woodbine, IA 51579 (Darin Smith: 712.647.3355)	Douglas	50	50	0	51	New Construction 50 Tiny Homes Homeless Individuals Disaster Declaration	Non-Profit	Deferred Developer Fee Local Contribution	\$6,725,793	\$518,007	\$518,007
7-0990 (CRANE)	Eastside Bungalows Scattered Sites Omaha, NE 68110	Holy Name Housing Corporation 4324 Fort Street Omaha, NE 68111 (Mike Gawley: 402.453.6100)	Douglas	25	25	0	5	New Construction Metro Multifamily Seniors Handicapped Homeless Individuals	Non-Profit	Conventional Loan Deferred Developer Fee GP Equity	\$7,389,872	\$214,950	\$214,950
7-0998 (Round 1) Credits not accepted	Nebraska City Senior Patio Homes-II Oak Street Nebraska City, NE 68440	North Star Housing LLC 31711 E Pink Hill Road Grain Valley, MO 64029 (Lela Gruebel: 816.392.1406)	Otoe	28	22	6	5	New Construction Non-Metro Multifamily Seniors	For Profit	Conventional Loan HOME funds Tax Increment Financing Owner Equity Deferred Developer Fee	\$4,746,226	\$157,449	\$157,449
TOTAL				706	621	85	186				\$128,883,431	\$6,074,365	\$6,074,365