

NEBRASKA INVESTMENT FINANCE AUTHORITY
LOW INCOME HOUSING TAX CREDIT & AFFORDABLE HOUSING TAX CREDIT PROGRAMS
2017 Reservations
(updated 06/09/2017)

NIFA PROJECT #	PROJECT NAME & ADDRESS	DEVELOPER/OWNER	COUNTY	TOTAL UNITS	LIHTC UNITS	MARKET UNITS	# OF BLDGS	PROJECT TYPE	PROFIT STATUS	FINANCING SOURCES	ESTIMATED COST	LIHTC RESERVATION	AHTC RESERVATION
7-0839 (Supplemental)	Ames Row Houses 5801 Fowler Avenue Omaha, NE	Clarity Development Company, LLC 144 S. 39th Street Omaha, NE 68131 (Neeraj Agarwal: 402-905-0718)	Douglas	12	12	0	12	New Construction Urban Four-plex Special Needs	For Profit	Conventional Loan Tax Increment Financing Donated Materials	\$ 2,482,802	\$ 29,324	
7-0847 (Supplemental)	Quillan Courts North of Q Street McCook, NE	Mesner Development Company 2604 26th Avenue Central City, NE 68826 (Kathryn Mesner: 308-946-3826)	Red Willow	16	16	0	10	New Construction Rural Duplex Single Family Special Needs	For Profit	Conventional Loan FHL Bank Owner Equity	\$ 3,455,853	\$ 43,914	
7-0861 (Forward - Commitment)	Victory Park - Lincoln 600 S. 70th Street Lincoln, NE	America First Real Estate Group, LLC 1004 Farnam Street, Suite 400 Omaha, NE 68102 (George Achola: 402-930-3090)	Lancaster	70	70	0	1	New Construction Urban Special Needs	For Profit	Conventional Loan FHLBank Tax Increment Financing LISC Grant	\$ 8,412,582	\$ 379,535	
7-0866 (Supplemental)	Blair Senior Residences 96th & Blair High Road Omaha, NE	Clarity Development Company, LLC 144 S. 39th Street Omaha, NE 68131 (Neeraj Agarwal: 402-905-6718)	Douglas	60	60	0	2	New Construction Urban Special Needs Elderly Housing	For Profit	Conventional Loan Deferred Developer Fee	\$ 7,127,597	\$ 14,289	
7-0867 (Supplemental)	Northwest Senior N 92nd Ave., Acadia Ave Crown Pointe Ave. Omaha, NE	Foundations Development, LLC 1886 S. 126th Street Omaha, NE 68144 (Rob Woodling: 402-504-3248)	Douglas	36	36	0	36	New Construction Urban Special Needs Elderly Housing	For Profit	Conventional Loan HOME Funds Deferred Developer Fee	\$ 6,262,366	\$ 71,001	
7-0846 (CRANE)	Skyline Apartments 1204 West Norfolk Avenue Norfolk, NE	Odd Fellow Housing Associates LP 131 S. Higgins Ave., STE P-1 Missoula, MT 59802 (Tyson O'Connell: 406-728-3040)	Madison	92	92	0	1	Rehabilitation Rural Special Needs Elderly	For Profit	Conventional Loan NAHTF HOME Funds City HOME Funds FHLBank TIF Deferred Developer Fee Owner Equity	\$ 14,068,822	\$ 116,317	
7-0863 (CRANE)	Adams Park Senior Cottages 2707-2739 N 36th Court Omaha, NE	Holy Name Housing Corporation 4324 Fort Street Omaha, NE 68111 (Mike Gawley 402-453-6100)	Douglas	18	16	2	6	New Constuction Urban Neighborhood Redevelopment Elderly	Non-Profit	Conventional Loan HOME Funds TIF GP Loan	\$ 5,368,458	\$ 252,764	\$ 252,764
7-0878 (CRANE)	SSN LIHTC #1 Scattered Sites Niobrara, NE	Santee Sioux Tribal Housing Authority 405 Redwing Street Niobrara, NE 68760 (Warren Mackey: 402-857-2656)	Knox	31	30	Manager	16	New Construction Rural Native American Housing	For Profit	GP Loan	\$ 5,495,946	\$ 614,122	
7-0884 (CRANE)	The Row in Lexington Lexington, NE	Hoppe Homes LP 5631 S. 48th Street, Suite 220 Lincoln, NE 68516 (Ward Hoppe: 402-328-8100)	Dawson	20	18	2	20	New Construction Rural Neighborhood Redevelopment	For Profit	Conventional Loan Tax Increment Financing Deferred Developer Fee	\$ 5,164,619	\$ 86,907	
7-0894 (Rnd 1)	Sorensen Heights 6657 N. 56th Street Omaha, NE 68152	Foundations Development, LLC 1886 S. 126th Street Omaha, NE 68144 (Rob Woodling: 402.504.3248)	Douglas	75	67	8	1	New Construction Urban Elderly Housing	For Profit	Conventional Loan HOME Funds Deferred Developer	\$ 10,585,167	\$ 600,000	\$ 600,000

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7-0895 (Rnd 1)	Wayne Crown II Scattered Addresses Wayne, NE	Foundations Development, LLC 1886 S. 126th Street Omaha, NE 68144 (Rob Woodling: 402.504.3248)	Wayne	15	12	3	15	New Construction Rural Single Family - CROWN	For Profit	Conventional Loan HOME Funds Deferred Developer Fee	\$ 3,079,823	\$ 164,002	\$ 164,002
7-0898 (Rnd 1)	Eastbrooke Gardens Eastbrooke Drive & E. 56th St. Kearney, NE	Dana Point Development Corporation P.O. Box 1808 Turlock, CA 95381 (Matt Thomas: 209.634.0044)	Buffalo	32	32	0	16	New Construction Rural Duplex	For Profit	Conventional Loan HOME Funds Deferred Developer Fee	\$ 6,805,958	\$ 402,954	\$ 402,954
7-0900 (Rnd 1)	Madison Villas S. Victory Rd & W. Pasewalk Norfolk, Madison, NE	Building A Better Tomorrow, Inc. 3601 Calvert Street, Suite 9 Lincoln, NE 68506 (Aaron Medeiros: 209.201.7971)	Madison	48	48	0	24	New Construction Rural Duplex	Non Profit	Conventional Loan HOME Funds Deferred Developer Fee	\$ 9,910,427	\$ 620,129	\$ 620,129
7-0902 (Rnd 2)	St. James Manor 3102 N. 60th Street Omaha, NE	St. James Apartment Partners, LLC 740 S. 75th Street Omaha, NE 68114 (John Foley: 402.963.9099)	Douglas	60	60	0	6	Acq. & Rehab Urban Multifamily	For Profit	Conventional Loan Deferred Developer Fee Owner Equity	\$ 8,914,975	\$ 341,690	\$ 341,690
7-0903 (Rnd 2)	Ambassador Senior Patio 1406 N. 19th Street Nebraska City, NE	Ambassador Holding Company 1240 N. 19th Street Nebraska City, NE 68410 (Andrew Danner: 816.612.5191)	Otoe	28	28	0	7	New Construction Rural Four-plex Elderly Housing	For Profit	Conventional Loan Deferred Developer Fee Owner Equity	\$ 3,933,881	\$ 285,500	\$ 285,500
7-0904 (Rnd 2)	Porter Estates 10th - 11th & Jackson St. Beatrice, NE	Midwest Housing Initiatives, Inc. P.O. Box 5425 Lincoln, NE 68505 (Kurt Grosshans: 402.434.3343)	Gage	16	16	0	8	New Construction Rural Duplex Elderly Housing	For Profit	Conventional Loan Tax Increment Deferred Developer Fee Owner Equity	\$ 2,599,888	\$ 184,641	\$ 184,641
7-0914 (Rnd 2)	Southview Estates 108 W. 3rd Street Wayne, NE	Mesner Development Company 2604 26th Avenue Central City, NE 68826 (Kathryn Mesner: 308.946.3826)	Wayne	20	20	0	10	New Construction Rural Duplex Multifamily	For Profit	Conventional Loan Deferred Developer Fee	\$ 3,717,795	\$ 274,634	\$ 274,634
TOTAL				649	633	15	191				\$107,386,959	\$ 4,481,723	\$ 3,126,314