



Nebraska Investment Finance Authority Form for Request for Public Records (Pursuant to Neb. Rev. Stat. §84-712 et seq.)

This form is intended to assist individuals who wish to request public records from the Nebraska Investment Finance Authority (NIFA) pursuant to the Nebraska Public Records Act.

Requesting Public Records. Please use this form to make a formal request to NIFA for public records pursuant to the Nebraska Public Records Act. Requests for public records submitted to NIFA are open to the public.

NIFA Website. You are urged to view the NIFA website <http://www.nifa.org> prior to submitting a formal Request for Public Records. NIFA has posted various records and other information on its website from which you can copy and download. There is no charge for inspecting records on the website.

Charges. In accordance with the Public Records Act, charges may apply for providing public records.

Questions? NIFA's custodian of public records can be reached at (402) 434-3900, Monday - Friday, 8:00 am - 5:00 pm (except on state holidays).

Name: George B. Achola
Address: 10810 Farnam Dr., Ste. 200, Omaha, NE 68154

Phone: 402-930-3090
Email: gachola@communitaslaw.com

Record(s) Requested (*Describe the Public Records you are requesting. Provide as much details as possible, including the date range, if applicable – this will assist NIFA in searching for the records*):

Please provide the complete LIHTC/AHTC application, with all attachments, exhibits, schedules, amendments and supplements, for Victory Park Seniors Residence, Burlington Capital Real Estate, LLC, 600 S. 70th Street, Lincoln, Lancaster County, Nebraska (84 units; listed project cost \$17,814,338). See Attachment A for additional identifying information, the requested scope, and electronic-delivery instructions.

Delivery Method: ☒ Electronic
☐ Photocopy/mail
☐ I will review at the NIFA office in Lincoln, Nebraska

Signature: _____ Date: September 30, 2026

Email to:

info@nifa.org

OR

Mail via U.S. Postal Service or hand deliver to:

Nebraska Investment Finance Authority
1248 O Street, Suite 601
Lincoln, NE 68508-1578
Attention: Custodian of Public Records

NIFA reserves the right to determine that a requested Public Record, or portions thereof, is exempt from disclosure pursuant to the provisions of the Public Records Act.

Attachment A

NIFA Public Records Request: Victory Park Seniors Residence

Requester: George B. Achola | Date: September 30, 2026

Project identification

This request concerns the application for Victory Park Seniors Residence submitted by Burlington Capital Real Estate, LLC, for the senior multifamily development at 600 S. 70th Street, Lincoln, NE 68510, Lancaster County.

The identifying listing supplied for this request describes 84 total units (71 LIHTC units and 13 market-rate units), one building, new construction, for-profit ownership, and a listed project cost of \$17,814,338. The listing shows two tax-credit amounts of \$1,036,464 each and identifies conventional loan financing, tax increment financing, and owner equity. The listed applicant address is 1004 Farnam Street, Suite 400, Omaha, and the listed contact is George Achola, 402-930-3090.

Records requested

Please provide an electronic copy of the complete Low-Income Housing Tax Credit (LIHTC) and Affordable Housing Tax Credit (AHTC) application for the 84-unit development identified above, including all application forms, narratives, attachments, exhibits, schedules, financial projections, sources-and-uses statements, development budgets, market studies, financing commitments, and other supporting materials submitted as part of the application.

Include amendments, supplements, revisions, and replacement pages submitted for that application, from its initial submission through September 30, 2026. The application year and NIFA project number are not known; please use the project identifiers above to locate the responsive application. If more than one application matches these identifiers, please identify the matching applications and contact me for clarification before expanding the search.

Delivery and processing

Please deliver the records electronically to gachola@communitaslaw.com, either as email attachments or through a download link. Please provide PDFs and, where maintained electronically, native spreadsheet files for financial schedules. Please provide a written estimate and obtain my approval before incurring any charge.

If any portion is withheld or redacted, please identify the record or portion withheld and the statutory basis, and provide the remaining nonexempt portions. This request seeks existing application materials, not the creation of a new record or analysis.