

**NEBRASKA INVESTMENT FINANCE AUTHORITY
LOW INCOME HOUSING TAX CREDIT PROGRAM
2021 4% LIHTC ROUND TWO PRE-APPLICATION LIST
(revised 6/16/2021)**

NIFA PROJECT #	PROJECT NAME & ADDRESS	LIHTC APPLICANT	COUNTY	TOTAL UNITS	LIHTC UNITS	MARKET UNITS	# OF BLDGS	BOND ISSUER	PROJECT TYPE	PROFIT STATUS	FINANCING SOURCES	ESTIMATED COST	TAX EXEMPT BONDS
67195	27Leavenworth 2615 Leavenworth Street Omaha, NE 68105 (Various addresses)	27LeavenworthOwner, LLC 3814 Farnam Street, Suite 201 Omaha, NE 68131 (Neeraj Agarwal: 402.981.3735)	Douglas	134	134	0	1	Douglas County Housing Authority	New Construction	For Profit	Tax Exempt Bonds Loan Deferred Developer Fee	\$ 29,447,012	\$ 14,000,000
67196	18Howard 1819 Howard Street Omaha, NE 68102 (Various addresses)	18HowardOwner, LLC 3814 Farnam Street, Suite 201 Omaha, NE 68131 (Neeraj Agarwal: 402.981.3735)	Douglas	120	120	0	1	Douglas County Housing Authority	New Construction	For Profit	Tax Exempt Bonds Tax Increment Financing Loan	\$ 30,355,798	\$ 14,000,000
67197	508and1904 508 S 19th St & 1904 Farnam St Omaha, NE 68102	508and1904Owner, LLC 3814 Farnam Street, Suite 201 Omaha, NE 68131 (Neeraj Agarwal: 402.981.3735)	Douglas	113	113	0	2	Douglas County Housing Authority	Acquisition & Rehab	For Profit	Tax Exempt Bonds Tax Increment Financing Loan	\$ 32,663,592	\$ 18,000,000
67200	Union at Middle Creek NWC of SW 27th St & A St Lincoln, NE 68522	Union Development Holdings, LLC 409 Massachusetts Ave, Suite 300 Indianapolis, IN 46204 (David Wesner: 317.603.4091)	Lancaster	192	192	0	4	NIFA	New Construction	For Profit	Tax Exempt Bonds Loan Deferred Developer Fee Owner Equity Freddie Good Faith Deposit B-Piece Debt	\$ 32,766,659	\$ 18,000,000
67201	Novella Senior Living 4809 Redman Omaha, NE 68104	Straightline Development 16255 Woodland Drive Omaha, NE 68136 (Jim Posey: 402.660.9700)	Douglas	160	160	0	1	Douglas County Housing Authority	New Construction	For Profit	Tax Exempt Bonds Tax Increment Financing Grants/Loan	\$ 30,538,517	\$ 16,500,000
				465	465	0	7				\$ 155,771,578	\$ 80,500,000	