

**NEBRASKA INVESTMENT FINANCE AUTHORITY**  
**LOW INCOME HOUSING TAX AND AFFORDABLE HOUSING TAX CREDIT PROGRAM**  
**2024 Reservations**  
**(updated 6/9/2025)**

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
7-0974 (CRANE) (Forward Commitment)	3483 Larimore 2221 North 24 Street Omaha, NE 68110	Omaha Economic Development 2221 North 24th street Omaha, NE 68110 (Annette Atherton: 402.505.6041)	Douglas					Rehabilitation Metro Multifamily Seniors	Non-Profit	City CDBG Funds Tax Increment Financing Historic Tax Credit State Historic Tax Credit		\$211,205	\$211,205
7-1034 (Forward Commitment)	Cardinal Commons I 1012 Kasper Street Bellevue, NE 68147	Midwest Housing Initiatives P.O. Box 5425 Lincoln, NE 68505 Corey Vandewege: 402.434.2523	Sarpy					New Construction Metro Duplex Seniors Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee		\$46,675	\$46,675
7-1038 (Forward Commitment)	Taylor Villas South of 16th Street & E of Avenue M Kearney, NE 68847	Mesner Development Co. 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Buffalo					New Construction Non-Metro Duplex/Tri-Plex Seniors Disaster Declaration	For Profit	Conventional Loan NDED HOME - \$650,000 Deferred Developer Fee		\$9,573	\$9,573
7-1048 (Forward Commitment)	Crete Senior Villas E 29th Street & Betten Drive Crete, NE 68333	AMD Partners LLC 5775 NW 64th Terrace, Suite 203 Kansas City, MO 64151 Andrew Danner: 816.612.5191	Saline					New Construction Non-Metro Multifamily Seniors	For Profit	Conventional Loan NDED HTF - \$1,200,000 Deferred Developer Fee		\$175,113	\$175,113
7-1016 (CRANE)	Grand Island Liberty Campus 2300 West Capital Avenue Grand Island, NE 68803-2003	Liberty Campus GI, LLC 10404 Essex Court, Suite 101 Omaha, NE 68114 Lynn Gorman: 402.557.6824	Hall	48	48	0	2	Adaptive/Reuse Non-Metro Multifamily Seniors Veterans Housing CDBG-DR	For Profit	HOME Funds-\$500,000 Tax Increment Financing Federal Historic Tax Credits State Historic Tax Credits Deferred Developer Fee Donation of Land & Buildings	\$ 18,322,358	\$874,163	\$874,163
7-1051 (CRANE)	1904 Farnam 1904 Farnam Street Omaha, NE 68102	1904FarnamOwner, LLC 1901 Howard Street, Suite 300 Omaha, NE 68102 Neeraj Agarwal: 402.981.3735	Douglas	54	54	0	1	Adaptive/Reuse Metro Multifamily	For Profit	Conventional Loan Historic Tax Credit Deferred Developer Fee Owner Equity PACE	\$ 23,106,667	\$212,954	\$212,954
7-1053 (CRANE)	Purple Martin Apartments 6506 N. 180th Street Omaha, NE 68022	Sheltering Tree, Inc. PO Box 4990 Omaha, NE 68104 Denise Gehringer: 402.937.0229	Douglas	48	44	4	2	New Construction Special Needs	Non-Profit	Deferred Developer Fee Owner Equity	\$ 15,071,278	\$965,070	\$965,070
7-1055	Millard Landing 12656 Weir Street Omaha, NE 68137	Arch Icon Development Company 509 Walker Street Woodbine, IA 51579 Darin Smith: 712.647.3355	Douglas	52	41	11	1	New Construction Metro Multifamily Seniors Disaster Declaration	For Profit	Conventional Loan NDED HTF - \$1,000,000 City HOME Funds Managing Member Loan Front Porch	\$ 13,269,989	\$729,276	\$729,276
7-1057	Southlawn V various addresses Grand Island, NE 68801	Midwest Housing Initiatives, Inc. P.O. Box 5425 Lincoln, NE 68505 Corey Vandewege: 402.434.2523	Hall	36	28	8	7	Rehabilitation Non-Metro Multifamily Seniors Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan NDED HOME - \$750,000 Deferred Developer Fee Owner Equity	\$ 5,830,282	\$363,860	\$363,860
7-1060	River Fork Villas II N of E Omaha Ave & W of Victory Rd Norfolk, NE 68701	Mesner Development Co 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Madison	18	14	4	9	New Construction Non-Metro Duplex Seniors	For Profit	Conventional Loan NDED HOME - \$650,000 Deferred Developer Fee	\$ 4,868,326	\$306,294	\$306,294
7-1061	Fairview Villas S of F Street & E of Franklin Street Hastings, NE 68901	Mesner Development Co 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Adams	28	22	6	14	New Construction Non-Metro Duplex Seniors	For Profit	Conventional Loan NDED HOME - \$650,000 Deferred Developer Fee Owner Equity	\$ 7,051,057	\$446,284	\$446,284
7-1062	Carstens Gardens Apartments 1700 Park Street Beatrice, NE 68310	TESCO Development, Inc. 2171 Judicial Drive, Suite 200 Germantown, TN 38138-3824 Jennifer Sisson: 901.759.7269	Gage	50	50	0	2	Acq. Rehab Non-Metro Multifamily Seniors	For Profit	Conventional Loan Deferred Developer Fee R4R & Escrows	\$ 6,767,030	\$440,755	\$440,755
7-1063	Tallgrass Family Housing	Hoppe & Son, LLC	Sarpy	34	27	7	5	New Construction	For Profit	Conventional Loan	\$ 13,152,570	\$629,761	\$629,761

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	6801 Capehart Papillion, NE 68133	5631 S 48th Street, Suite 220 Lincoln, NE 68516 Jacob Hoppe: 402.489.1600						Metro Multifamily/Duplex Family Disaster Declaration Housing CDBG-DR		CDBG-DR - \$2,000,000 Deferred Developer Fee Solar Tax Credits			
7-1064	Tallgrass Senior Housing 7001 Capehart Papillion, NE 68133	Hoppe & Son, LLC 5631 S 48th Street, Suite 220 Lincoln, NE 68516 Jacob Hoppe: 402.489.1600	Sarpy	34	27	7	4	New Construction Metro Multifamily Seniors Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee Solar Tax Credits	\$ 9,846,546	\$429,899	\$429,899
<b>TOTAL</b>				<b>402</b>	<b>355</b>	<b>47</b>	<b>47</b>				<b>\$117,286,103</b>	<b>\$5,840,882</b>	<b>\$5,840,882</b>