



NEBRASKA INVESTMENT FINANCE AUTHORITY
2027 9% LIHTC/AHTC RESERVATION LIST - Updated 8/28/2026

Project and Financing Details

Metro Projects

NIFA Project #	Development Name	Address	City	County	Total Units	LIHTC Units	Market Units	Estimated Cost	LIHTC/AHTC Requested
7-1065	Arbor Flats	2510 S 61st Street	Omaha	Douglas	55	39	16	\$20,086,487	\$990,000
7-1102 Forward Commitment	The Brando	1303 Park Avenue	Omaha	Douglas				\$20,394,027	\$1,066,815
7-1131	Emerald View Apartments II	West Old Cheney and South Folsom	Lincoln	Lancaster	64	51	13	\$18,895,830	\$175,212
7-1136	BLK 1614 Development	1614 Locust Street and 2922 N 16th St	Omaha	Douglas	39	31	8	\$8,935,119	\$397,513
7-1148	Franklin Gardens Limited Partnership	4032 Franklin Street	Omaha	Douglas	18	14	4	\$7,115,658	\$276,522
7-1150	144 Fort, LLC	5306 North 144th Street	Omaha	Douglas	80	64	16	\$18,553,526	\$944,260
7-1151	Flora Senior Lofts	2557 Jones Street	Omaha	Douglas	39	31	8	\$12,695,225	\$477,307

Non-Metro Projects

NIFA Project #	Development Name	Address	City	County	Total Units	LIHTC Units	Market Units	Estimated Cost	LIHTC/AHTC Requested
7-1135	Pioneer Villas	S Industrial Dr on Evergreen and Oak Streets	Minden	Kearney	20	18	2	\$5,392,108	\$440,452
7-1142	Liberty Campus WWII	2300 W. Capital Avenue	Grand Island	Hall	26	20	6	\$7,798,936	\$356,604
7-1143	Harvest at Kearney Meadows	2400 E 32nd Pl	Kearney	Buffalo	40	32	8	\$12,036,388	\$848,823
7-1153	Schoolhouse Apartments	205 E. 6th Street	Ogallala	Keith	40	32	8	\$15,939,048	\$920,000

Totals: 421 total units; 332 LIHTC units; 89 market units; \$147,842,352 estimated cost; \$6,893,508 LIHTC/AHTC requested.

Applicant and Contact Information

Metro Projects

NIFA Project #	Development Name	LIHTC/AHTC Applicant	Applicant Contact	Phone
7-1065	Arbor Flats	Brinshore Development, LLC	Todd Lieberman	(224) 927-5061
7-1102 Forward Commitment	The Brando	inCOMMON Housing Development Corporation	Sheryl Garst	(402) 630-7474
7-1131	Emerald View Apartments II	Lincoln Civic Housing, Inc.	Ethan Platt	(402) 434-5557
7-1136	BLK 1614 Development	Locust Block1 1614, LLC	Lawrence Butler	(531) 354-4823
7-1148	Franklin Gardens Limited Partnership	Holy Name Housing Corporation	Matthew Cavanaugh	(402) 453-6100
7-1150	144 Fort, LLC	144 Fort, LLC	Rob Woodling	(402) 504-3248
7-1151	Flora Senior Lofts	2557 Jones Street OZ LLC	Will Major	(402) 322-9232

Non-Metro Projects

NIFA Project #	Development Name	LIHTC/AHTC Applicant	Applicant Contact	Phone
7-1135	Pioneer Villas	Mesner Development Co.	Kathryn L. Mesner	(402) 889-0678
7-1142	Liberty Campus WWII	DANA Partnership, LLP (d/b/a White Lotus Group)	Drew Sova	(402) 408-0005
7-1143	Harvest at Kearney Meadows	Midwest Housing Initiatives, Inc.	Wayne Mortensen	(402) 541-9040
7-1153	Schoolhouse Apartments	205 6th St LLC	Ryan Tobin	(303) 889-9874

Project Characteristics and Funding Indicators

Each indicator is stated as Yes or No so the information does not rely on checkmarks or visual position alone.

Metro Projects

NIFA Project #	Development Name	CRANE	New Const & Reuse	Rehab	Acq/Rehab	MF Pilot	Section 811	Nonprofit	Senior	HOME	HTF
7-1065	Arbor Flats	Yes	Yes	No	No	No	No	Yes	No	No	No
7-1102 Forward Commitment	The Brando	Yes	Yes	No	No	No	No	Yes	No	No	No
7-1131	Emerald View Apartments II	No	Yes	No	No	No	Yes	Yes	No	No	No
7-1136	BLK 1614 Development	No	Yes	No	No	No	Yes	No	No	Yes	No
7-1148	Franklin Gardens Limited Partnership	No	Yes	No	No	No	Yes	Yes	No	No	No
7-1150	144 Fort, LLC	No	Yes	No	No	No	Yes	No	Yes	No	No
7-1151	Flora Senior Lofts	No	Yes	No	No	No	Yes	No	Yes	No	No

Non-Metro Projects

NIFA Project #	Development Name	CRANE	New Const & Reuse	Rehab	Acq/Rehab	MF Pilot	Section 811	Nonprofit	Senior	HOME	HTF
7-1135	Pioneer Villas	No	Yes	No	No	No	No	No	Yes	No	No
7-1142	Liberty Campus WWII	No	Yes	No	No	No	No	No	Yes	No	No
7-1143	Harvest at Kearney Meadows	No	Yes	No	No	No	No	No	No	No	No
7-1153	Schoolhouse Apartments	No	Yes	No	No	No	Yes	No	No	No	No

Indicator totals: CRANE 2; New Const & Reuse 11; Rehab 0; Acq/Rehab 0; MF Pilot 0; Section 811 6; Nonprofit 4; Senior 4; HOME 1; HTF 0.