

NEBRASKA INVESTMENT FINANCE AUTHORITY
LOW INCOME HOUSING TAX AND AFFORDABLE HOUSING TAX CREDIT PROGRAM
2022 Reservations
(updated 6/17/2022)

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
7-0911 (CRANE) (Forward Commitment)	Hanscom Apartments 1029 Park Ave. & 1040 S. 29th St. Omaha, NE	ClarDevCo, LLC 3814 Farnam Street, Suite 201 Omaha, NE 68131 (Neeraj Agarwal: 402.981.3735)	Douglas					Rehabilitation Metro Multifamily Very Low Income	For Profit	Conventional Loan Tax Increment Financing Historic Tax Credits Deferred Developer Fee Owner Equity Special Limited Partner	\$ 733,789	\$ 733,789	
7-0990 (CRANE) (Forward Commitment)	Eastside Bungalows Scattered Sites Omaha, NE 68110	Holy Name Housing Corporation 4324 Fort Street Omaha, NE 68111 (Mike Gawley: 402.453.6100)	Douglas					New Construction Metro Multifamily Seniors Handicapped Homeless Individuals	Non-Profit	Conventional Loan Deferred Developer Fee GP Equity	\$ 291,238	\$ 291,238	
7-0997 (Supplemental)	Moriah Manor 2602 North 24th Street Omaha, NE 68110	Midwest Housing Initiatives, Inc. PO Box 5425 Lincoln, Ne 68505 (Kurt Grosshans: 402.450.4607)	Douglas					New Construction Metro Multifamily Seniors Disaster Declaration	For Profit	Conventional Loan Deferred Developer Fee Owner Equity	\$ 192,200	\$ 192,200	
7-0989 (CRANE)	Shadow Lake Apartments 72nd & Ponderosa Dr Papillion, NE 68046	Sheltering Tree Inc PO Box 4990 Omaha, NE 68104 (Denise Gehringer: 402.973.0229 (George Achola: 402.930.3090)	Sarpy	48	44	4	2	New Construction Metro Multifamily Developmentally Disabled Disaster	Non-Profit	Deferred Developer Fee Owner Equity	\$ 11,573,312	\$ 575,000	\$ 575,000
7-1000 (CRANE)	The Sandhills Townhomes Lot 1 & 8, Blk 5 & L 4 Blk 3, L 8 Blk 7 Valentine, NE 69201	Hoppe & Son, LLC 5631 S. 48th Street, Suite 220 Lincoln, NE 68516 (Jake Hoppe: 402.489.1600)	Cherry	15	15	0	4	New Construction Non-Metro Row Home Homeless	For Profit	Cash Flow Loan Heartland	\$ 3,662,532	\$ 47,686	\$ 47,686
7-1015 (CRANE)	Lofts on Main Street 814 Main Street Plattsmouth, NE 68048	The Historic Plattsmouth Apartments, LL 4910 Dodge Street Omaha, NE 68132 (Matt Dougherty: 402.884.2870)	Cass	41	32	9	2	New Construction/ Adaptive/Reuse Metro Multifamily Disaster	For Profit	Loan Historic Tax Credit Deferred Developer Fee Owner Equity LB840 SHTC	\$ 14,549,360	\$ 37,135	\$ 37,135
7-1017	Emerald View Apartments, LLC South Folsom/West Old Cheney Road Lincoln, NE 68523	Lincoln Civic Housing, Inc. 5700 R Street Lincoln, NE 68505 Thomas Juds: 402.434.5557	Lancaster	64	48	16	16	New Construction Metro Multifamily Townhomes	Non-Profit	Conventional Loan NDED HOME - \$500,000 Deferred Developer Fee LHA Gap	\$16,647,028	\$326,623	\$326,623
7-1019	180 Drexel, LLC 18011 Drexel Street Omaha, NE 68135	180 Drexel, LLC 1886 S 126th Street Omaha, NE 68144 Rob Woodling: 402.504.3248	Douglas	50	40	10	1	New Construction Metro Multifamily Seniors Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee Owner Equity	\$12,406,605	\$468,902	\$468,902
7-1020	132 Sahler, LLC 4150 N 132nd Street Omaha, NE 68164	132 Sahler, LLC 1886 S 126th Street Omaha, NE 68144 Rob Woodling: 402.504.3248	Douglas	50	40	10	1	New Construction Metro Multifamily Seniors Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee Owner Equity MM Loan	\$14,853,765	\$531,097	\$531,097
7-1022	Highlander Phase V 2198 North 31st Street Omaha, NE 68111	Brinshore Development, LLC 666 Dundee Road, Suite 1102 Northbrook, IL 60062 Todd Lieberman: 224.927.5061	Douglas	41	28	13	7	New Construction Metro Multifamily Disaster Declaration Housing CDBG-DR	Non-Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee CHOICE Neighborhoods, 75N	\$16,003,686	\$309,615	\$309,615
7-1023	Fremont Northside Townhomes II S of 29th Street and E of N Yager Rd Fremont, NE 68025	Mesner Development Co. 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Dodge	27	27	0	9	New Construction Non-Metro Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Owner Equity	\$6,716,921	\$327,163	\$327,163
7-1024	River Fork Villas N of E Omaha Ave and W of Victory Rd	Mesner Development Co. 1415 16th Street, PO Box 335	Madison	20	18	2	10	New Construction Non-Metro	For Profit	Conventional Loan Deferred Developer Fee	\$4,956,480	\$361,654	\$361,654

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	Norfolk, NE 68701	Central City, NE 68826 Kathy Mesner: 308.946.3826						Duplex Disaster Declaration					
7-1026	Foxtail Central 5010 S Folsom Lincoln, NE 68523	Hoppe & Son, LLC 5361 S 48th Street, Suite 220 Lincoln, NE 68516 Jacob Hoppe: 402.489.1600	Lancaster	35	28	7	5	New Construction Metro Multifamily Rowhomes	For Profit	Conventional Loan NDED HTF - \$500,000 City HOME Tax Increment Financing Deferred Developer Fee Solar Credit City of Lincoln-Community Contribution	\$9,757,653	\$426,564	\$426,564
7-1030	Avenue 25 Villas E of Hwy 30 along 26th St & 25th Ave Central City, NE 68826	Central City Housing Agency 2525 28th Street Central City, NE 68826 Rebecca Freeland: 308.946.3981	Merrick	16	14	2	8	New Construction Non-Metro Duplex Seniors	For Profit	Conventional Loan NDED HTF - \$500,000 Owner Equity GP Cash Flow Loan	\$3,759,552	\$201,433	\$201,433
7-1031	State Street Villas 620 W. State Street Grand Island, NE 68801	Mesner Development Co. 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Hall	20	17	3	10	New Construction Non-Metro Duplex Seniors Disaster Declaration	For Profit	Conventional Loan NDED HOME - \$500,000 Owner Equity	\$4,660,123	\$275,500	\$275,500
TOTAL				427	351	76	75				\$119,547,017	\$5,105,599	\$5,105,599