

**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 for making 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 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? For 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).

***Complete the following and return by U.S. Postal Service mail or hand delivery.
PLEASE NOTE: NIFA does not accept requests by email.***

Name: _____ Phone: _____

Address: _____ Email: _____

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

Delivery Method:

Electronic

Photocopy/mail

I will review at the NIFA office in Lincoln, Nebraska

Signature: Joshua Anderson

Date: _____

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

Nebraska Investment Finance Authority
1230 O Street
Lincoln, NE 68508
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.

**NEBRASKA INVESTMENT FINANCE AUTHORITY
LOW INCOME HOUSING TAX CREDIT PROGRAM
2023 4% LIHTC/AHTC PREAPPLICATION LIST
(12/2/2022)**

NIFA PROJECT #	PROJECT NAME & ADDRESS	LIHTC APPLICANT	COUNTY	TOTAL UNITS	LIHTC UNITS	MARKET UNITS	# OF BLDGS	BOND ISSUER	PROJECT TYPE	FINANCING SOURCES	ESTIMATED COST	TAX EXEMPT BONDS	LIHTC/AHTC REQUESTED
67211	Cimarron Terrace Apartment Homes Phase III 9852 Josephine Court La Vista, NE 68128	Pedcor Investments-2011-CXLII, L.P. 770 3rd Avenue SW Carmel, IN 46032-2036 Turner Lesnick: 317.705.7971	Sarpy	138	138	0	7	NIFA	New Construction Multifamily	Tax Exempt Bonds Deferred Developer Fee Owner Equity Gross Rents Collected & Accrued Interest	\$ 38,704,416	\$ 18,000,000	\$ 1,365,344
67213	2501Center Row Houses Multiple Omaha, NE 68105	2501CenterOwner, LLC 1901 Howard Street, Suite 300 Omaha, NE 68102 Neeraj Agarwal: 402.981.3735	Douglas	70	63	7	20	Douglas County Housing Authority	New Construction Row Houses	Tax Exempt Bonds Deferred Developer Fee Owner Equity PACE Loan	\$ 30,277,713	\$ 15,000,000	\$ 1,195,504
67215	MURAL Nebraska 226 Centennial Mall South Lincoln, NE 68508	MURAL Nebraska, LLC 10404 Essex Court, Suite 101 Omaha, NE 68114 Drew Sova: 402.346.5550	Lancaster	90	90	0	1	City of Lincoln	New Construction Multifamily	Tax Exempt Bonds Conventional Loan Tax Increment Financing Deferred Developer Fee City of Lincoln Contribution NDED - \$3,000,000	\$ 34,500,000	\$ 18,000,000	\$ 1,580,000
67216	Holt 124 South 24th Street Omaha, NE 68131	24th and Dodge GP, LLC 900 North 3rd Street Minneapolis, MN 55401 Claire VanderEyck: 320.266.0827	Douglas	114	114	0	1	Douglas County Housing Authority	New Construction Multifamily Housing Needs CDBG-DR Action	Tax Exempt Bonds Tax Increment Financing Deferred Developer Fee NDED CDBG-DR: \$2,000,000	\$ 39,374,074	\$ 18,000,000	\$ 1,796,575
67217	Novella Senior Living 4809 Redman Ave Omaha, NE 68104	Straightline Development, LLC 16255 Woodland Drive Omaha, NE 68136 Jim Posey: 402.660.9700	Douglas	160	160	0	1	Douglas County Housing Authority	New Construction Elderly Multifamily Housing Needs CDBG-DR Action	Tax Exempt Bonds Deferred Developer Fee Owner Equity NDED CDBG-DR: \$2,000,000 Front Porch Loan	\$ 35,498,318	\$ 18,000,000	\$ 1,679,802
67218	Southside Terrace Phase I 5701 South 30th Street Omaha, NE 68107	Brinshore Development, LLC 1602 Orrington Avenue, Suite 450 Evanston, IL 60201 Todd Lieberman: 224.927.5061	Douglas	72	72	0	1	NIFA	New Construction Multifamily	Tax Exempt Bonds Other	\$ 31,618,329	\$ 18,000,000	\$ 1,559,014
				644	637	7	31				\$ 209,972,850	\$ 105,000,000	\$ 9,176,239

**NEBRASKA INVESTMENT FINANCE AUTHORITY
LOW INCOME HOUSING TAX CREDIT PROGRAM
2022 4% LIHTC/AHTC FINAL APPLICATION LIST
(3/18/2022)**

NIFA PROJECT #	PROJECT NAME & ADDRESS	LIHTC APPLICANT	COUNTY	TOTAL UNITS	LIHTC UNITS	MARKET UNITS	# OF BLDGS	BOND ISSUER	PROJECT TYPE	FINANCING SOURCES	ESTIMATED COST	TAX EXEMPT BONDS	LIHTC/AHTC REQUESTED
67202	128 Fort, LLC 12805 Fort Street Omaha, NE 68164	128 Fort, LLC 1886 S 126th Omaha, NE 68144 Rob Woodling: 402.504.3248	Douglas	71	71	0	1	Douglas County Housing Authority	New Construction Multifamily Seniors Disaster Declaration Housing CDBG-DR	Tax Exempt Bonds CDBG-DR - \$2,000,000 Deferred Developer Fee Owner Equity	\$ 18,615,548	\$ 9,350,000	\$ 577,493
67203	MURAL Nebraska 226 Centennial Mall South Lincoln, NE 68508	MURAL Nebraska, LLC 10404 Essex Court, Suite 101 Omaha, NE 68114 Delaney Nelson: 760.271.9123	Lancaster	90	90	0	1	City of Lincoln	New Construction Multifamily	Tax Exempt Bonds Loan Tax Increment Financing Local Municipality Loan Deferred Developer Fee	\$ 31,413,844	\$ 16,000,000	\$ 1,352,187
67204	Kennedy Square East 2912 Spencer East Omaha, NE 68111	Brinshore Development, LLC 666 Dundee Road, Suite 1102 Northbrook, IL 60062-2735 Todd Lieberman: 224.927.5061	Douglas	63	63	0	12	NIFA	New Construction Multifamily Rowhomes Disaster Declaration Housing CDBG-DR	Tax Exempt Bonds Deferred Developer Fee CDBG-DR - \$2,000,000 Capital Contribution	\$ 24,354,912	\$ 12,900,000	\$ 1,165,000
67205	Foxtail South 5000 S Folsom Lincoln, NE 68523	Hoppe & Son, LLC 5631 S 48th Street, Suite 220 Lincoln, NE 68516 Jacob Hoppe: 402.489.1600	Lancaster	131	131	0	8	City of Lincoln	New Construction Multifamily Rowhomes	Tax Exempt Bonds Tax Increment Financing Deferred Developer Fee Community Contribution Solar Credit	\$ 29,799,140	\$ 15,000,000	\$ 1,020,507
67206	18Howard 1819 Howard Street 1810 St. Mary's Ave Omaha, NE 68102	18HowardOwner, LLC 1502 Jones Street, Unit 203 Omaha, NE 68102 Neeraj Agarwal: 402.981.3735	Douglas	120	120	0	1	Douglas County Housing Authority	New Construction Multifamily	Tax Exempt Bonds Deferred Developer Fee Owner Equity PACE	\$ 33,119,152	\$ 16,700,000	\$ 1,152,698
67207	Novella Senior Living 4809 Redman Ave 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 Multifamily Seniors Disaster Declaration Housing CDBG-DR	Tax Exempt Bonds CDBG-DR - \$2,000,000 Tax Increment Financing Deferred Developer Fee Owner Equity	\$ 34,538,317	\$ 17,500,000	\$ 1,567,008
67208	Cimarron Terrace Apartment Homes Phase III 9852 Josephine Court La Vista, NE 68128	Pedcor Investments - 2011-CXLII, L.P. 770 3rd Ave SW Carmel, IN 46032 Thomas G. Crowe: 317.587.3041	Sarpy	138	13	0	7	NIFA	New Construction Multifamily	Tax Exempt Bonds Deferred Developer Fee Owner Equity Second Mortgage Gross Rents Collected	\$ 35,199,513	\$ 16,045,000	\$ 1,246,216
67210	Prairie View Apartments 211 E. 8th Street Kearney, NE 68847	Prairie View Apartments LLC 10700 NE 4th Street, Suite 2916 Bellevue, WA 98004 Larry Blake: 425.453.5551	Buffalo	97	97	0	13	NIFA	Acquisition Rehab Multifamily Disaster Declaration Housing CDBG-DR	Tax Exempt Bonds Deferred Developer Fee Cash Flow Prior to Conversion	\$ 17,054,662	\$ 8,900,000	\$ 631,608
				870	745	0	44				\$ 224,095,088	\$ 112,395,000	\$ 8,712,717

**NEBRASKA INVESTMENT FINANCE AUTHORITY
LOW INCOME HOUSING TAX CREDIT PROGRAM
2023 9% LIHTC FINAL APPLICATION LIST
(updated 9/1/2022)**

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 REQUESTED	AHTC REQUESTED
7-1033	Southlawn V various addresses Grand Island, NE 68801	Midwest Housing Initiatives P.O. Box 5425 Lincoln, NE 68505 Corey Vandewege: 402.434.2523	Hall	36	28	8	7	Rehabilitation Non-Metro Multifamily Seniors Disaster Declaration	For Profit	Conventional Loan NDED HOME - \$500,000 Deferred Developer Fee Owner Equity	\$5,702,329	\$343,958	\$343,958
7-1034	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	36	28	8	19	New Construction Metro Duplex Seniors Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee	\$11,666,132	\$663,461	\$663,461
7-1035	Wilderness Falls III W 31st Street and Cornhusker Court Falls City, NE 68355	Midwest Housing Initiatives P.O. Box 5425 Lincoln, NE 68505 Corey Vandewege: 402.434.2523	Richardson	16	13	3	8	New Construction Non-Metro Duplex Seniors Disaster Declaration	For Profit	NDED HOME - \$500,000 Deferred Developer Fee	\$4,785,856	\$335,902	\$335,902
7-1036	Kennedy Square West NW Corner of N. 30th St & Bedford Ave Omaha, NE 68111	Brinshore Development, LLC 1603 Orrington Avenue, Suite 450 Evanston, IL 60201 Todd Lieberman: 224.927.5061	Douglas	39	27	12	1	New Construction Metro Multifamily Disaster Declaration Housing CDBG-DR	Non-Profit	CDBG-DR - \$2,000,000 Other Federal Loans Deferred Developer Fee OHA, CHOICE Neighborhood	\$14,691,096	\$700,000	\$700,000
7-1037	Purple Martin 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 Metro Multifamily Special Needs	Non-Profit	Deferred Developer Fee Owner Equity	\$14,394,774	\$911,208	\$911,208
7-1038	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	22	18	4	11	New Construction Non-Metro Duplex/Tri-Plex Seniors Disaster Declaration	For Profit	Conventional Loan NDED HOME - \$650,000 Deferred Developer Fee	\$6,173,132	\$365,303	\$365,303
7-1039	Magnolia Pointe S of 29th St & W of North Yager Rd Fremont, NE 68025	Mesner Development Co. 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Dodge	20	20	0	10	New Construction Non-Metro Duplex Seniors Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Owner Equity	\$5,817,667	\$257,332	\$257,332
7-1040	Matson Villas 800 Matson Street Aurora, NE 68818	Mesner Development Co. 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Hamilton	18	14	4	9	New Construction Non-Metro Duplex Seniors	For Profit	Conventional Loan NDED HOME - \$650,000 Deferred Developer Fee	\$4,356,777	\$229,978	\$229,978
7-1041	128 Fort 12805 Fort Street Omaha, NE 68164	128 Fort, LLC 1886 S 126th Street Omaha, NE 68144 Rob Woodling: 402.504.3248	Douglas	64	51	13	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	\$18,683,027	\$700,000	\$700,000
7-1042	Vintage Rows Liberty Drive, South of 13th Street Lexington, NE 68850	Hoppe & Son, LLC 5631 S 48th Street, Suite 220 Lincoln, NE 6816 Jacob Hoppe: 402.489.1600	Dawson	35	28	7	6	New Construction Non-Metro Multifamily Rowhomes Seniors Disaster Declaration	For Profit	Conventional Loan NDED HTF - \$669,000 Tax Increment Financing Deferred Developer Fee City of Lexington	\$8,620,298	\$411,109	\$411,109
7-1043	The Home at Delago 2013 Lola Avenue Bellevue, NE 68147	Straightline Development, LLC 16255 Woodland Drive Omaha, NE 68136 Jim Posey: 402.660.9700	Sarpy	20	16	4	20	New Construction Metro Single Family Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee	\$8,130,494	\$338,440	\$338,440

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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 REQUESTED	AHTC REQUESTED
7-1044	Townhomes at Spaulding 5110 Spaulding Street Omaha, NE 68104	Straightline Development, LLC 16255 Woodland Drive Omaha, NE 68136 Jim Posey: 402.660.9700	Douglas	16	13	3	4	New Construction Metro Townhomes Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee	\$5,488,698	\$164,411	\$164,411
7-1045	Corby 38 Limited Partnership 4324 Fort Street Omaha, NE 68111	Holy Name Housing Corporation 4324 Fort Street Omaha, NE 68111 Matthew Cavanaugh: 402.453.6100	Douglas	24	24	0	24	New Construction Metro Single Family Disaster Declaration	Non-Profit	Conventional Loan CDBG-DR - \$2,000,000 Owner Equity	\$9,336,432	\$469,676	\$469,676
7-1046	Northern View Homes - Phase II 1320-1395 S 14th Avenue Blair, NE 68008	Straightline Development, LLC 16255 Woodland Drive Omaha, NE 68136 Jim Posey: 402.660.9700	Washington	15	12	3	15	New Construction Metro Single Family Disaster Declaration	For Profit	Conventional Loan NDED NAHTF - \$500,000 Deferred Developer Fee Owner Equity	\$6,392,376	\$354,224	\$354,224
7-1047	Victory Park View 600 S. 70th Street Lincoln, NE 68510	Burlington Capital Real Estate LLC 1004 Farnam St., Suite 400 Omaha, NE 68102 George Achola: 402.930.3090	Lancaster	94	75	19	2	Acq. Rehab Metro Multifamily Seniors Veterans	For Profit	Conventional Loan Tax Increment Financing Deferred Developer Fee	\$17,586,454	\$961,716	\$961,716
7-1048	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	30	30	0	1	New Construction Non-Metro Multifamily Seniors	For Profit	Conventional Loan NDED HTF - \$1,200,000 Deferred Developer Fee	\$8,011,434	\$462,490	\$462,490
7-1049	Hartington CROWN TBD Nordby Avenue Hartington, NE 68739	Hartington CROWN, LLC 1886 S 126th Street Omaha, NE 68144 Rob Woodling: 402.504.3248	Cedar	15	12	3	15	New Construction Non-Metro Single Family Disaster Declaration	For Profit	NDED HOME - \$750,000 Deferred Developer Fee Owner Equity	\$4,631,544	\$300,000	\$300,000
TOTAL				548	453	95	155				\$154,468,520	\$7,969,208	\$7,969,208