

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
BOARD OF DIRECTORS MEETING**

**Embassy Suites – Regents A/B  
1040 P Street, Lincoln, Nebraska**

**Option of Video/Audio Conference for Members of the Public**

**MINUTES OF FRIDAY, NOVEMBER 20, 2020 @ 9:00 A.M.**

**Notice Published:** November 15, 2020 – Omaha World Herald [Affidavit attached]  
November 15, 2020 – Lincoln Journal Star [Affidavit attached]

**Open Meetings Act** – Copies of the Open Meetings Act were posted by the door immediately inside the Regents A/B room and on the NIFA website at [www.nifa.org/about/history-board](http://www.nifa.org/about/history-board)

All votes taken by roll call of the members.

**Board Members Present:**

George Achola  
Colten Zamrzla  
Galen Frenzen  
Michael Walden-Newman  
Warren Arganbright  
Steve Wellman

**Board Members Absent:**

Anthony Goins (Excused)  
Susan Bredthauer (Excused)  
Herb Freeman (Excused)

**NIFA Staff Present:**

Shannon Harner, Executive Director and Board Secretary  
Sheila Gans, Program Support Specialist and Board Clerk  
Steve Clements, Chief Operating Officer  
Christie Weston, Deputy Director  
Judy Krasomil, Treasurer  
Robin Ambroz, Deputy Director of Programs  
Jody Cook, Controller  
Jacki Young, Chief Homeownership Officer  
Stacy Fotinos, Homeownership Operations Manager  
Sara Tichota, LIHTC Allocation Manager  
Kelly Schultze, LIHTC Compliance Manager  
Tammy Burd, LIHTC Assistant Compliance Manager  
Dudley Beyer, Agricultural Program Manager  
Elizabeth Fimbres, Communication & Outreach Manager  
John Turner, Manager of Community Development & Research  
Joe Spitsen, Assistant Manager for RHA Development & Training  
Amanda Wusk, Marketing & Relationship Manger  
Kirk Benner, Compliance Specialist  
Eric Matty, Compliance Specialist  
Susan Pulec,  
Tim Kenny, Board Advisor

**Guests:**

- Mike Gawley, Holy Name Housing
- Herb Freeman, N.P. Dodge
- Susan Bredthauer, CharterWest
- Jeff Gertz, J.P. Morgan
- Ryan Harris, MHEG
- Sheryl Hiatt, Nebraska Department of Economic Development
- Fred Hoppe, Hoppe Homes
- Scott Keene, Piper Sandler Companies
- Teresa Kile, Kile Consulting
- Cindy Koster, MHEG
- Christopher Lenz, Excel Development
- Rob Woodling, Foundation Development, LLC
- Todd Lieberman, Brinshore Development
- Brent Williams, Excel Development Group, LLC
- Kathryn Mesner, Mesner Development Co.
- Cristy Larson, Mesner Development Co.
- Topher Hansen, CenterPointe
- Paula Metcalf, Lincoln Community Foundation
- Steve Peregrine, Nebraska Housing Resource
- Lianna Kathol, KPMG
- Erika Lynch and Patti Peterson, Kutak Rock LLP

**1. Call Meeting to Order and Roll Call**

Vice Chair Achola called the meeting to order at 9:05 a.m. with six members present. Achola reported that copies of the Open Meetings Act were posted by the door immediately inside the Regents A/B room, on the NIFA website, as well as in the "Handouts" section of the webinar. The notice of the meeting was published on Sunday, November 15, 2020 in the Omaha World Herald and Lincoln Journal Star. Affidavits of publication are attached.

**2. Public Comment Related to the November 20, 2020 Agenda Items (comment period limited to five minutes)**

Vice Chair Achola asked that any comments on Agenda Item No. 4 "Overview of the Low Income Housing Tax Credit/Nebraska Affordable Housing Tax Credit Qualified Allocation Plan (QAP)" be held until the Board moved to Agenda item No. 4. Achola asked if anyone wished to comment on any of the remaining agenda items and directed that they come forward and state their name for the record. No individuals came forward.

**3. Consent Agenda**

- a. **September 18, 2020 NIFA Board of Director Meeting Minutes**
- b. **Executive Director's Report**
- c. **Report from Risk Management Committee**
- d. **Report from Programs Committee**
- e. **Report from Governance Committee**
- f. **Report on Agricultural Program**
- g. **Report on Single Family Program**
- h. **Report on Outreach Activities**
- i. **Report on Collaborative Resource Allocation of Nebraska (CRANE)**

**j. Private Activity Bond Cap Summary**

**Consideration of a Motion to Approve the Minutes and Accept the Reports on the Consent Agenda as presented**

Moved by Arganbright, seconded by Wellman to approve the minutes and accept the reports on the Consent Agenda as presented.

Via roll call vote, the following votes were recorded:

Voting AYE: Zamrzla, Frenzen, Achola, Arganbright, Wellman and Walden-Newman. The motion passed unanimously.

**Action Items**

**General Action Items**

- 4. Consideration of Adoption of Board Resolution No. 451, Amending and Clarifying Certain Terms of Board Resolution No. 392 Regarding the Nebraska Opportunity Fund**  
Shannon Harner provided an overview of Board Resolution No. 451, which would amend and clarify certain terms of Board Resolution No. 392 regarding the Nebraska Opportunity Fund.

After review and discussion led by Achola it was moved by Zamrzla, seconded by Achola, to amend Section 3 of proposed Resolution No. 451 to delete the term "periodically" and substitute "on a quarterly basis", with the proposed amended language to state:

The Executive Director will provide to the Board of NIFA a report of Nebraska Opportunity Fund expenditures on a quarterly basis.

Via roll call vote, the motion to amend proposed Resolution No. 451 was considered and the following votes were recorded:

Voting AYE: Arganbright, Wellman, Walden-Newman, Zamrzla, Frenzen and Achola. The motion to adopt the amendment to Board Resolution No. 451 passed unanimously.

Thereafter, it was moved by Arganbright, seconded by Frenzen, to approve Board Resolution No. 451, as amended.

Via roll call vote, the following votes were recorded:

Voting AYE: Frenzen, Achola, Arganbright, Wellman, Walden-Newman and Zamrzla. The motion passed unanimously.

**Programs Committee Action Items**

- 5. Consideration of a Motion to Approve the 2021 Low Income Housing Tax Credit (LIHTC) / Affordable Housing Tax Credit (AHTC) Allocation Plan for 4% LIHTCs and Nebraska AHTCs and the Incorporation of such Allocation Plan into the 2020/2021 Amended and Restated Qualified Allocation Plan Previously Approved by NIFA for the Tax Credit Program**  
Sara Tichota provided an overview of the 2021 Low Income Housing Tax Credit (LIHTC) / Affordable Housing Tax Credit (AHTC) Allocation Plan for 4% LIHTCs and Nebraska AHTCs. Chair Achola asked for public comments relating to the motion. The following individuals came forward to provide comments:

- Fred Hoppe of Hoppe Homes provided comments with respect to the 2020/2021 QAP relating to the \$18 million limit on private activity bond allocation/project to be reserved in connection with Nebraska state affordable housing tax credits. He requested the Board consider lowering the cap to \$12 million to allow for two projects.
- Todd Lieberman of Brinshore Development provided comments with respect to priority for Choice Neighborhood Grants.

On behalf of the Programs Committee, Walden-Newman moved for approval of the 2021 Low Income Housing Tax Credit (LIHTC) / Affordable Housing Tax Credit (AHTC) Allocation Plan for 4% LIHTCs and Nebraska AHTCs and the incorporation of such Allocation Plan into the 2020/2021 Amended and Restated Qualified Allocation Plan Previously Approved by NIFA for the Tax Credit Program, which motion was seconded by Wellman.

Via roll call vote, the following votes were recorded:

Voting AYE: Achola, Arganbright, Wellman, Walden-Newman, Zamrzla and Frenzen. The motion passed unanimously.

**6. Consideration for Approval of a Conditional Reservation for CRANE in the 2020 Low-Income Housing Tax Credit (LIHTC) and Affordable Housing Tax Credit (AHTC) Program**

Sara Tichota presented information about the Collaborative Resource Allocation for Nebraska program (CRANE), noting that nine (9) applications are currently in the CRANE process for LIHTCs and AHTCs. At this time, staff is recommending a conditional reservation of LIHTCs and AHTCs from the CRANE set-aside for the CenterPointe South Street Project located at 11<sup>th</sup> and South Street in Lincoln, Nebraska. The proposed project is a rehabilitation of "Trabert Hall," which was first used as a nurse's dormitory for the original St. Elizabeth Hospital. This project will provide 32-one bedroom units with a community service facility. Behavioral health and other services will be offered to the tenants. On behalf of the Programs Committee, Walden-Newman moved for approval of the Motion for a Conditional Reservation from the CRANE set-aside in the 2020 Low-Income Housing Tax Credit (LIHTC) and Affordable Housing Tax Credit (AHTC) Program to Centerpointe Inc. for the CenterPointe South Street Project in Lincoln, Nebraska in the amounts set forth in such Motion; which motion was seconded by Frenzen.

Via roll call vote, the following votes were recorded:

Voting AYE: Arganbright, Wellman, Walden-Newman, Zamrzla, Frenzen and Achola. The motion passed unanimously.

**Single Family Housing Finance Action Items**

**7. Review and Consideration for Approval to File Notice with the Nebraska Legislature and the Governor of the State of Nebraska of NIFA's Intent to Issue Single Family Housing Program Bonds in the Aggregate Principal Amount of up to \$500,000,000**

Judy Krasomil provided an overview of the Notice to be filed with the Nebraska Legislature and the Governor of the State of Nebraska in connection with the proposed issuance by NIFA of Single Family Housing Program Bonds in 2021.

Moved by Zamrzla, seconded by Arganbright to approve the filing of the Notice.

Via roll call vote, the following votes were recorded:

Voting AYE: Arganbright, Wellman, Walden-Newman, Zamrzla, Frenzen and Achola. The motion passed unanimously.

### **Audit Committee Action Items**

#### **8. Presentation of Draft Audited Financial Statements with Related Analysis of Results and Consideration of a Motion to Approve the Audited Financial Statements for Fiscal Year Ending June 30, 2020**

Judy Krasomil outlined the financials, the audit and the applicability of several GASB accounting standards. KPGM Audit Partner Lianna Kathol was present via webcam to answer any Board member questions. Moved by Wellman, seconded by Zamrzla to accept the Audited Financial Statements for Fiscal Year Ending June 30, 2020.

Via roll call vote, the following votes were recorded:

Voting AYE: Wellman, Walden-Newman, Zamrzla, Frenzen, Achola and Arganbright. The motion passed unanimously.

Vice Chair Achola announced a re-ordering of the Agenda and moved to Agenda item No. 10.

### **NIFA Highlights**

#### **10. Announcements and Discussion of Upcoming Events**

- a.) Shannon Harner asked Sara Tichota to provide an update to the Board regarding the 2020 Conditional Reservations Increases authorized by the Board at the September 18, 2020 meeting. Sara provided an overview of the staff process and analysis, the average requested increase and the increase in conditional reservations provided.
- b.) Shannon Harner then updated the Board on the following:
  - a. Missing in the Middle Housing Virtual event with Opticos founder and Nebraska native, Dan Parolek on Wednesday, December 2<sup>nd</sup>.
  - b. November is Native American Heritage month. On November 18<sup>th</sup> networking with NIFA hosted a virtual event, Missing and Murdered Indigenous Women. The virtual event was a success with 94 attendees.
  - c. Nebraska Housing Developers Association and United Way of the Midlands are providing state-wide mortgage assistance. Information can be found on NIFA's website or by calling 211.
  - d. The GSE has extended the time to accept loans that go into forbearance prior to delivery to the GSEs.

### **Consideration of Closed Session**

#### **9. Closed Session to Discuss Threatened Litigation**

- a. **Consideration of a Motion for Closed Session/Motion to exit Closed Session**

The Executive Director and Legal Counsel asked the Board to consider going into closed session to discuss threatened litigation.

Moved by Arganbright, seconded by Frenzen, to go into Closed Session to discuss matters relating to litigation, the imminence of which has been evidenced by communication of a threat of litigation against NIFA, which closed session is consistent with the Nebraska Open Meetings Act and is clearly necessary for the protection of both the public interest and the interests of NIFA.

Via roll call vote, the following votes were recorded:

Voting AYE: Wellman, Walden-Newman, Zamrzla, Frenzen, Achola and Arganbright. The motion passed unanimously.

Prior to the closed session the following statement was read by the Vice Chair: "The closed session discussion shall be limited to matters relating to litigation, the imminence of which has been evidenced by communication of a threat of litigation against NIFA. Members shall restrict their consideration of matters during the closed session to the purposes stated in the Motion."

Board Members met in closed session from 10:34 a.m. until 11:26 a.m.

Moved by Frenzen, seconded by Wellman to adjourn closed session and re-enter open session at 11:26 a.m.

Via roll call vote, the following votes were recorded:

Voting AYE: Zamrzla, Wellman, Achola, Frenzen, Walden-Newman and Arganbright. The motion passed unanimously.

**b. Consideration of a Motion, if necessary, for authorizations relating to the Closed Session**

Upon exiting closed session, the Executive Director recommended that the Board consider approving a motion to authorize the Executive Director to take certain actions to resolve issues in connection with the threatened litigation relating to LIHTC projects owned by Charterhouse, LLC.

Board Member Zamrzla declared a potential conflict relating to an inquiry he received with respect to a potential future business opportunity or relationship from the potential purchaser of the Charterhouse, LLC projects located in Kearney. Mr. Zamrzla stated he would abstain from voting on the motion, if offered.

Moved by Frenzen, seconded by Wellman to approve a Motion as follows:

Motion to authorize the Executive Director to negotiate and execute, on behalf of the Nebraska Investment Finance Authority (NIFA), one or more estoppel certificates pursuant to which NIFA agrees not to pursue enforcement of certain terms of the land use restriction agreements (LURAs) related to certain Low-Income Housing Tax Credit (LIHTC) properties (1 located in Papillion; 4 located in Kearney), owned by Charterhouse, LLC and to enter into, as necessary, amendments to the LURAs (which LURAs are not being terminated), all in accordance with the terms and provisions of the LURAs, the Federal Income Tax Code of 1986, and as determined by the Executive Director to be in the best interests of NIFA.

Via roll call vote, the following votes were recorded:

Voting AYE: Wellman, Achola, Frenzen, Walden-Newman and Arganbright.

Abstaining: Zamrzla

The motion passed with 1 abstaining and 5 voting AYE.

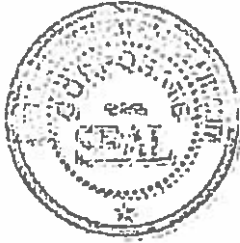
**11. Adjournment**

Moved by Frenzen, seconded by Arganbright to adjourn at 11:33 a.m.

Respectfully submitted,

*Shannon R. Harner*

Shannon Harner  
Executive Director and Board Secretary



\*\*\* Proof of Publication \*\*\*

State of Nebraska )  
Lancaster County ) SS.

NOTICE OF MEETING  
Nebraska Investment  
Finance Authority

Meeting to be held in person (with the option of Videoconference and Audio-Only Teleconference for the public)

Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a Board of Directors Meeting, which is open to participation by the public, on Friday, November 20, 2020 at 9:00 a.m. The Authority's meeting will be held at the Embassy Suites - Downtown Lincoln, 1040 P St., Lincoln, Nebraska. Persons requiring an accommodation consistent with the Americans with Disabilities Act are asked to contact Sheila Gans at the Authority at (402) 434-3900 at least 48 hours in advance of the meeting.

In addition to the in person meeting, the Authority will allow members of the public or any other witness (other than a member of the Authority), including the news media, to access the meeting and/or appear before the Authority by videoconference by using the registration link below:

<https://attendee.gotowebinar.com/register/4711494597329814542>

Instructions to access the meeting by audio-only telephone conference will be posted on the Authority's website at <https://www.nifa.org/about/history-board> and posted on the front door of the Authority's office at Commerce Court, Suite 200, 1230 'O' Street, Lincoln, Nebraska, during normal business hours. Please note the offices of the Authority are not open to the public at this time.

The agenda of the meeting, which is kept continually current, is available for public inspection at the Authority's website at <https://www.nifa.org/about/history-board> and posted on the front door of the Authority's office at Commerce Court, Suite 200, 1230 'O' Street, Lincoln, Nebraska, during normal business hours. Please note the offices of the Authority are not open to the public at this time.

A current copy of the Open Meetings Act, Neb. Rev. Stat. 84-1407 et. seq., and a copy of the Board book materials, which may be updated, which will be discussed at the meeting will be available at the meeting location the day of the meeting and at the Authority's website at <https://www.nifa.org/about/history-board> the day before the meeting. Handouts and other materials presented at the meeting will be available for viewing by all attendees, including those accessing the meeting via videoconference. Copies of Board materials, not otherwise made available at the Authority's website the day before the meeting, will also be posted on the Authority's website at <https://www.nifa.org/about/board-meeting-archives> and available from NIFA, upon request, subsequent to the meeting.

For more information or questions regarding accessing the meeting electronically, please contact Christie Weston, Deputy Director, at (402) 434-3912  
949036 11 Nov 15

NIFA  
SHEILA GANS  
1230 O ST STE 200  
LINCOLN NE 68508

ORDER NUMBER 949036

The undersigned, being first duly sworn, deposes and says that she/he is a Clerk of the Lincoln Journal Star, legal newspaper printed, published and having a general circulation in the County of Lancaster and State of Nebraska, and that the attached printed notice was published in said newspaper

one successive times(s) the first insertion having been on November 15, 2020 and thereafter on \_\_\_\_\_, 20\_\_\_\_ and that said newspaper is the legal newspaper under the statutes of the State of Nebraska.

*Mary Allen*

Section: Class Legals  
Category: 0099 LEGALS  
PUBLISHED ON: 11/15/2020

TOTAL AD COST: 46.92

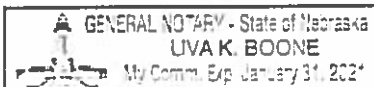
FILED ON: 11/16/2020

The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

Subscribed in my presence and sworn to before me on

Nov 17, 2020

L. Boone Notary Public





RECEIVED NOV 23 2020



Omaha World-Herald

Date: November 15, 2021

Affidavit of Publication

NEBRASKA INVESTMENT FINANCE AUTHORITY
1230 O ST STE 200
LINCOLN, NE 68508-1402

Table with 5 columns: Date, Category, Description, Ad Size, Total Cost. Row 1: 11/21/2020, Legal Notices, NOTICE OF MEETING NEBRASKA INVESTMENT, 2 x 0 L, 1,167.52

NOTICE OF MEETING
NEBRASKA INVESTMENT FINANCE AUTHORITY
[Meeting to be held in person (with the option of Videoconference and Audio-Only Teleconference for the public)]
Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a Board of Directors Meeting, which is open to participation by the public, on Friday, November 20, 2020 at 9:00 a.m. The Authority's meeting will be held at the Embassy Suites - Downtown Lincoln, 1040 P St, Lincoln, Nebraska. Persons requiring an accommodation consistent with the Americans with Disabilities Act are asked to contact Sheila Gars at the Authority at (402) 434-3900 at least 48 hours in advance of the meeting.
In addition to the in person meeting, the Authority will allow members of the public or any other witness (other than a member of the Authority), including the news media, to access the meeting and/or appear before the Authority by videoconference by using the registration link below:
https://attendee.gotowebinar.com/register/4711494597329814542
Instructions to access the meeting by audio-only telephone conference will be posted on the Authority's website at https://www.nifa.org/about/history-board no later than 24 hours prior to the start of the meeting.
The agenda of the meeting, which is kept continually current, is available for public inspection at the Authority's website at https://www.nifa.org/about/history-board and posted on the front door of the Authority's office at Commerce Court, Suite 200, 1230 'O' Street, Lincoln, Nebraska, during normal business hours. Please note: the offices of the Authority are not open to the public at this time.
A current copy of the Open Meetings Act, Neb. Rev. Stat. 84-1407 et. seq., and a copy of the Board book materials, which may be updated, which will be discussed at the meeting will be available at the meeting location the day of the meeting and at the Authority's website at https://www.nifa.org/about/history-board the day before the meeting. Handouts and other materials presented at the meeting will be available for viewing by all attendees, including those accessing the meeting via videoconference. Copies of Board materials, not otherwise made available at the Authority's website the day before the meeting, will also be posted on the Authority's website at https://www.nifa.org/about/board-meeting-archives and available from NIFA, upon request, subsequent to the meeting.
For more information or questions regarding accessing the meeting electronically, please contact Christie Weston, Deputy Director, at (402) 434-3912.

Publisher of the World Herald

I, (the undersigned) an authorized representative of the World Herald, a daily newspaper published in Omaha, Douglas County, Nebraska; do certify that the annexed notice NOTICE OF MEETING NEBRAS was published in said newspapers on the following dates:

11/15/2020

The First insertion being given ... 11/15/2020

Newspaper reference: 0000190253

Handwritten signature of Billing Representative

Billing Representative

Sworn to and subscribed before me this Sunday, November 15, 2020

Handwritten signature of Notary Public

Notary Public

State of Virginia
City of Richmond
My Commission expires

Sharon R Carsten
NOTARY PUBLIC
Commonwealth of Virginia
Notary Registration Number 329549
Commission Expires July 31 2021

\*\*\* Proof of Publication \*\*\*

State of Nebraska )  
Lancaster County ) SS.

NIFA  
SHEILA GANS  
1230 O ST STE 200  
LINCOLN NE 68508

ORDER NUMBER 949034

The undersigned, being first duly sworn, deposes and says that she/he is a Clerk of the Lincoln Journal Star, legal newspaper printed, published and having a general circulation in the County of Lancaster and State of Nebraska, and that the attached printed notice was published in said newspaper

011 successive times(s) the first insertion having been on November 15, 2020 and thereafter on \_\_\_\_\_, 20\_\_\_\_\_ and that said newspaper is the legal newspaper under the statutes of the State of Nebraska.

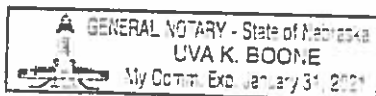
Section: Class Legals  
Category: 0099 LEGALS  
PUBLISHED ON: 11/15/2020

TOTAL AD COST: 26.00  
FILED ON: 11/16/2020

The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

Subscribed in my presence and sworn to before me on Nov 17, 2020  
U. Boone Notary Public

**NOTICE OF PUBLIC MEETING**  
Nebraska Investment Finance Authority  
For the Collaborative Resource Allocation for Nebraska ("CRANE") Notice is hereby given that the Nebraska Investment Finance Authority ("NIFA") will hold a public meeting via conference call regarding the CRANE program process. Wednesday, November 18, 2020 at 10:30 a.m. Please contact Sara Tichota at (402) 434-3900 for the conference call information. Persons requiring an accommodation consistent with the Americans with Disabilities Act are asked to contact Sheila Gans at the Authority at (402) 434-3900 at least 48 hours in advance of the meeting. The CRANE program includes resources available pursuant to the 2020 Low-Income Housing Tax Credit (LIITC) program.  
The purpose of the meeting is to Review and discuss proposals for November that are eligible for CRANE resources. Discuss current status of CRANE Projects.  
Copies of the proposed CRANE process are available on NIFA's web site [nifa.org](http://nifa.org) (Qualified Allocation Plan) or at the NIFA office (1230 "O" Street, Suite 200, Lincoln, NE 68508-1402).  
All interested persons are invited to present projects at the public meeting or prior to the time of the meeting and submit written comments to NIFA at the address shown above concerning the CRANE process. For additional information, contact Sara Tichota at (402) 434-3900.  
949034 11 Nov 15



RECEIVED NOV 23 2020



# Omaha World-Herald

Date: November 15, 2020

## Affidavit of Publication

NEBRASKA INVESTMENT FINANCE AUTHORITY  
1230 O ST STE 200  
LINCOLN, NE 68508-1402

Date	Category	Description	Ad Size	Total Cost
11/21/2020	Legal Notices	Nebraska Investment Finance Authority Notice of PL	2 x 0 L	744.58

**Nebraska Investment Finance Authority  
Notice of Public Meeting  
For the Collaborative Resource Allocation for Nebraska  
("CRANE")**

Notice is hereby given that the Nebraska Investment Finance Authority ("NIFA") will hold a public meeting via conference call regarding the CRANE program process: Wednesday, November 18, 2020 at 10:30 a.m. Please contact Sara Tichota at (402) 434-3900 for the conference call information. Persons requiring an accommodation consistent with the Americans with Disabilities Act are asked to contact Sheila Gans at the Authority at (402) 434-3900 at least 48 hours in advance of the meeting. The CRANE program includes resources available pursuant to the 2020 Low-Income Housing Tax Credit (LIHTC) program.

The purpose of the meeting is to:

- Review and discuss proposals for November that are eligible for CRANE resources.
- Discuss current status of CRANE Projects

Copies of the proposed CRANE process are available on NIFA's website [nifa.org](http://nifa.org) (Qualified Allocation Plan) or at the NIFA office (1230 "O" Street, Suite 200, Lincoln, NE 68508-1402).

All interested persons are invited to present projects at the public meeting or prior to the time of the meeting and submit written comments to NIFA at the address shown above concerning the CRANE process. For additional information, contact Sara Tichota at (402) 434-3900.

**Publisher of the  
World Herald**

I, (the undersigned) an authorized representative of the World Herald, a daily newspaper published in Omaha, Douglas County, Nebraska; do certify that the annexed notice Nebraska Investment Finance Authority was published in said newspapers on the following dates:

11/15/2020

The First insertion being given ... 11/15/2020

Newspaper reference: 0000190239

Billing Representative

Sworn to and subscribed before me this Sunday, November 15, 2020

Notary Public

State of Virginia  
City of Richmond  
My Commission expires \_\_\_\_\_

Sharon R Carsten  
NOTARY PUBLIC  
Commonwealth of Virginia  
Notary Registration Number 329549  
Commission Expires June 31 2021

\*\*\* Proof of Publication \*\*\*

State of Nebraska )  
Lancaster County ) SS.

RECEIVED OCT 23 2020

NIFA  
SHEILA GANS  
1230 O ST STE 200  
LINCOLN NE 68508

ORDER NUMBER 943425

The undersigned, being first duly sworn, deposes and says that she/he is a Clerk of the Lincoln Journal Star, legal newspaper printed, published and having a general circulation in the County of Lancaster and State of Nebraska, and that the attached printed notice was published in said newspaper

ONE successive times(s) the first insertion having been on October 15, 2020 and thereafter on \_\_\_\_\_, 20\_\_\_\_ and that said newspaper is the legal newspaper under the statues of the State of Nebraska.



Section: Class Legals  
Category: 0099 LEGALS  
PUBLISHED ON: 10/18/2020

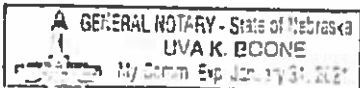
TOTAL AD COST: 41.27  
FILED ON: 10/19/2020

The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

Subscribed in my presence and sworn to before me on

October 20, 2020  
[Signature] Notary Public

NOTICE OF PUBLIC HEARING  
Nebraska Investment Finance Authority Notice of Public Hearing For the 2021 LIHTC/AHTC Qualified Allocation Plan for 4% LIHTCS and Nebraska AHTCS Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a public hearing with respect to the 2021 Low-Income Housing Tax Credit (LIHTC)/Affordable Housing Tax Credit (AHTC) Qualified Allocation Plan for 4% LIHTCS and Nebraska AHTCS (QAP) on November 4, 2020, at 10:00 a.m. CST. The hearing will be held by means of electronic communication (by both video conference and telephone). Members of the public may access the meeting by videoconference and telephone conference by using the registration link below:  
<https://attendee.gotowebinar.com/register/7872370624261700110>  
Because the meeting will be held electronically, and no quorum of the Authority will be physically present together, there will be no option for public in-person attendance. Persons requiring an accommodation consistent with the Americans with Disabilities Act with respect to access to the hearing or access to the information on the Authority's website are asked to contact Sheila Gans at NIFA at (402) 434-3890 at least 48 hours in advance of the hearing.  
The Authority will consider the information obtained at the public hearing and will take appropriate action that it may deem warranted including submission of the transcript of the public hearing to the Governor of the State, the designated elected official who must approve or disapprove the 4% LIHTC Qualified Allocation Plan pursuant to Section 42 of the Internal Revenue Code of 1986.  
A draft of the proposed 2021 Low-Income Housing Tax Credit /Affordable Housing Tax Credit Qualified Allocation Plan for 4% LIHTCS and Nebraska AHTCS is available on the Authority's web-site at [www.nifa.org](http://www.nifa.org). Please note: the offices of the Authority are not open to the public at this time. Public comments may be submitted to NIFA in writing any time prior to the hearing or during the hearing to be held on November 4, 2020. Written comments should be addressed to Sara Tichota at NIFA at 1230 "O" Street, Suite 200, Lincoln, NE 68508-1402. For more information or questions regarding accessing the meeting electronically, please contact Sara Tichota, LIHTC Allocation Manager, at (402) 434-3816. 943425 11 Oct 18





Affidavit of Publication

NEBRASKA INVESTMENT FINANCE AUTHORITY
1230 O ST STE 200
LINCOLN, NE 68508-1402

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Table with 5 columns: Date, Category, Description, Ad Size, Total Cost. Row 1: 10/18/2020, Legal Notices, Nebraska Investment Finance Authority Notice of Pl, 2 x 0 L, 1,001.70

Nebraska Investment Finance Authority
Notice of Public Hearing
For the 2021 LIHTC/AHTC Qualified Allocation Plan for 4% LIHTCS and Nebraska AHTCS
Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a public hearing with respect to the 2021 Low-Income Housing Tax Credit (LIHTC)/Affordable Housing Tax Credit (AHTC) Qualified Allocation Plan for 4% LIHTCS and Nebraska AHTCS (QAP) on November 4, 2020, at 10:00 a.m. CST. The hearing will be held by means of electronic communication (by both video conference and telephone). Members of the public may access the meeting by videoconference and telephone conference by using the registration link below:
https://attendee.gotowebinar.com/register/7872370624261700110
Because the meeting will be held electronically, and no quorum of the Authority will be physically present together, there will be no option for public in-person attendance. Persons requiring an accommodation consistent with the Americans with Disabilities Act with respect to access to the hearing or access to the information on the Authority's website are asked to contact Sheila Eans at NIFA at (402) 434-3900 at least 48 hours in advance of the hearing.
The Authority will consider the information obtained at the public hearing and will take appropriate action that it may deem warranted including submission of the transcript of the public hearing to the Governor of the State, the designated elected official who must approve or disapprove the 4% LIHTC Qualified Allocation Plan pursuant to Section 42 of the Internal Revenue Code of 1986.
A draft of the proposed 2021 Low-Income Housing Tax Credit/Affordable Housing Tax Credit Qualified Allocation Plan for 4% LIHTCS and Nebraska AHTCS is available on the Authority's web-site at www.nifa.org. Please note: the offices of the Authority are not open to the public at this time. Public comments may be submitted to NIFA in writing any time prior to the hearing or during the hearing to be held on November 4, 2020. Written comments should be addressed to Sara Tichota at NIFA at 1230 "O" Street, Suite 200, Lincoln, NE 68508-1402. For more information or questions regarding accessing the meeting electronically, please contact Sara Tichota, LIHTC Allocation Manager, at (402) 434-3916.

Publisher of the World Herald

I, (the undersigned) an authorized representative of the World Herald, a daily newspaper published in Omaha, Douglas County, Nebraska; do certify that the annexed notice Nebraska Investment Finan was published in said newspapers on the following dates:

10/18/2020

The First insertion being given ... 10/18/2020

Newspaper reference: 0000182842

Handwritten signature of Sharon Allen

Billing Representative

Sworn to and subscribed before me this Sunday, October 18, 2020

Handwritten signature of Sharon R Carsten

Notary Public

Sharon R Carsten
NOTARY PUBLIC
Commonwealth of Virginia
Notary Registration Number 329519
Commission Expires July 31 2021

State of Virginia
City of Richmond
My Commission expires