Successful Project Showcase
Lofts on 24th
PERSEVERANCE

- Acquired Property 2011
- TIF Application 2011
- National Register Listing 2011
- LIHTC Applications 2012, 2013, 2014
- Crane Allocation 2015
- Construction Begins Jan, 2016
- Placed in Service Aug, 2016
CONCEPT – WHY?

- Affordable housing needed in the area
- Vacant land for new construction scarce in South Omaha
- Building and site long vacant, dilapidated and needed redeveloped
- Building’s historic significance and value to the area
- Continual growth in the 24th and Vinton area
- Proactive Deer Park Neighborhood Association
- City support
PARTNERSHIPS

- ARCH ICON DEVELOPMENT and CONSTRUCTION
- DEER PARK NEIGHBORHOOD ASSOCIATION
- CITY OF OMAHA
- NEBRASKA INVESTMENT FINANCE AUTHORITY
- NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT
- NEBRASKA STATE HISTORIC PRESERVATION OFFICE
- CHILDREN'S RESPITE CARE CENTER
- HOLY NAME HOUSING
- THE MIDWEST HOUSING EQUITY GROUP, INC.
- ALLEY POYNER MACHIETTO ARCHITECTURE
- THOMPSON DREESEN & DORNER
- THE SELDIN COMPANY
CHALLENGES

❖ Market
  ❖ Competition for LIHTC

❖ Site
  ❖ ACI Requirements
  ❖ Spring Street Vacation
  ❖ Replat

❖ Building
  ❖ Standards for historic rehabilitation
  ❖ Code compliance – accessible routes, storm shelter
  ❖ Typical design and amenities for affordable housing
  ❖ Design for special needs

❖ Continued increase in construction costs
DESIGN

- LOFT STYLE APARTMENTS
- VARIATION IN FLOOR PLANS
- MIX OF 2, 3 AND 4 BEDROOM FOR FAMILIES IN THE AREA
- ELEVATOR
- KEYCARD ACCESS
- 5 APARTMENTS DESIGNED FOR CHILDREN WITH SPECIAL NEEDS
- COMMUNITY LOUNGE
- PLAY ROOM
- SUPPORTIVE SERVICE MEETING SPACE
- TENANT / SPECIAL NEEDS STORAGE
- STORM SHELTER
Before & After Photos
Before & After Photos