

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
LOW INCOME HOUSING TAX CREDIT PROGRAM  
2016 Reservations  
(updated 12/30/2016)**

NIFA PROJECT #	PROJECT NAME & ADDRESS	DEVELOPER/OWNER	COUNTY	TOTAL UNITS	LIHTC UNITS	MARKET UNITS	# OF BLDGS	PROJECT TYPE	PROFIT STATUS	FINANCING SOURCES	ESTIMATED COST	TAX CREDITS RESERVATION
7-0818 (2015 Forward Commitment)	Sheltering Tree Phase 2 7400 Military Avenue Omaha, NE	J. Development Company 142 West Broadway Council Bluffs, IA 51503 (Julie Stavneak: 402-345-7020)	Douglas	20	20	0	1	New Construction Urban Multifamily Special Needs	Non-Profit	HOME Funds FHLBank Owner Equity	\$ 4,323,843	\$ 25,574
7-0825 (2015 Forward Commitment)	Lofts on 24th 3101 S. 24th Street Omaha, NE	3101 S. 24th Street, LLC 505 Walker Street Woodbine, IA 51579 (Darin Smith: 712-647-3355)	Douglas	20	20	0	1	Rehabilitation Urban Special Needs	Non-Profit	Conventional Loan HOME Funds TIF Historic Tax Credits Owner Equity City HOME Funds	\$ 4,241,995	\$ 44,550
7-0838 (CRANE)	3612 Cuming Street Project 3612 Cuming Street Omaha, NE	The Salvation Army 10755 Burt Street Omaha, NE 68114 (Major Greg Thompson: 402-898-7700)	Douglas	49	33	16	1	New Construction Urban Special Needs	For Profit	FHLBank Owner Equity GP Loan	\$ 16,106,100	\$ 637,548
7-0839 (CRANE)	Ames Row Houses 5801 Fowler Avenue Omaha, NE	Clarity Development Company, LLC 144 S. 39th Street Omaha, NE 68131 (Neeraj Agarwal: 402-905-0718)	Douglas	12	12	0	12	New Construction Urban Four-plex Special Needs	For Profit	Conventional Loan Tax Increment Financing Donated Materials	\$ 2,482,802	\$ 195,965
7-0841 (CRANE)	The Brewery Lofts 219 West 2nd Street Hastings, NE	Cohen-Esrey Affordable Partners, LLC 6800 W. 64th Street, Suite 101 Overland Park, KS 66202 (Tim Quigley: 913-671-3304)	Adams	35	35	0	2	Acq. & Rehab Rural Preservation Multifamily	For Profit	Conventional Loan HOME Funds Federal Historic Tax Credits State Historic Tax Credits Deferred Developer Fee	\$ 8,095,664	\$ 440,838
7-0848 (2015 Forward Commitment)	Wilderness Falls II W 31st Street and Victory Wa Falls City, NE	Midwest Housing Initiatives P.O. Box 5425 Lincoln, NE 68505 (Kurt Grosshans: 402-434-2525)	Richardson	14	14	0	7	New Construction Rural Duplex Special Needs	Non-Profit	Conventional Loan Deferred Developer Fee Owner Equity	\$ 2,719,209	\$ 22,658
7-0851 (2015 Forward Supplemental)	Fountain Springs Estates & 29th St & W. Yager Road Fremont, NE	Gardner Capital Development Nebraska 1617 17th Avenue, Suite B Central City, NE 68826 (Christopher Lenz: 308-940-0493)	Dodge	32	32	0	16	New Construction Rural Duplex Elderly Special Needs	For Profit	Conventional Loan Deferred Developer Fee	\$ 5,113,062	\$ 324,366
7-0861 (CRANE)	Victory Park - Lincoln 600 S. 70th Street Lincoln, NE	America First Real Estate Group, LLC 1004 Farnam Street, Suite 400 Omaha, NE 68102 (George Achola: 402-930-3090)	Lancaster	70	70	0	1	New Construction Urban Special Needs	For Profit	Conventional Loan FHLBank Tax Increment Financing LISC Grant	\$ 8,412,582	\$ 383,307
7-0866 (Rnd 1)	Blair Senior Residences 96th & Blair High Road Omaha, NE	Clarity Development Company, LLC 144 S. 39th Street Omaha, NE 68131 (Neeraj Agarwal: 402-905-6718)	Douglas	60	60	0	2	New Construction Urban Special Needs Elderly Housing	For Profit	Conventional Loan Deferred Developer Fee	\$ 7,127,597	\$ 609,393
7-0867 (Rnd 1)	Northwest Senior N 92nd Ave., Acadia Ave Crown Pointe Ave. Omaha, NE	Foundations Development, LLC 1886 S. 126th Street Omaha, NE 68144 (Rob Woodling: 402-504-3248)	Douglas	36	36	0	36	New Construction Urban Special Needs Elderly Housing	For Profit	Conventional Loan HOME Funds Deferred Developer Fee	\$ 6,262,366	\$ 503,999
7-0873	Eastside Estates	Mesner Development Co.	Adams	28	28	0	14	New Construction	For Profit	Conventional Loan	\$ 5,240,424	\$ 459,190

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(Rnd 1)	12th-14th Streets Hastings, NE	2604 26th Avenue Central City, NE 68826 (Kathryn Mesner: 308-946-3826)						Rural Special Needs Elderly Housing		Tax Increment Financing Owner Equity		
7-0874 (Rnd 1)	Kracl Meadows W. of Denver Street Schuyler, NE	Mesner Development Co. 2604 26th Avenue Central City, NE 68826 (Kathryn Mesner: 308-946-3826)	Colfax	14	14	0	7	New Construction Rural Special Needs Elderly Housing	For Profit	Conventional Loan HOME Funds Owner Equity	\$ 2,927,323	\$ 220,027
7-0879 (Rnd 2)	Sabata Estates L Street & Larry J Sabata Drive David City, NE	Building A Better Tomorrow, Inc. 2021 South 35th Street Lincoln, NE 68506 (Jason Maggard: 402-995-1779)	Butler	12	12	0	6	New Construction Rural Special Needs Elderly Housing	Non-Profit	Conventional Loan HOME Funds Deferred Developer Fee	\$ 2,271,357	\$ 180,098
7-0880 (Rnd 2)	Parkland Estates II West Parkland Court North Platte, NE	Building A Better Tomorrow, Inc. 2021 South 35th Street Lincoln, NE 68506 (Jason Maggard: 402-995-1779)	Lincoln	10	10	0	10	New Construction Rural Single Family Special Needs	Non-Profit	Conventional Loan Deferred Developer Fee	\$ 2,056,598	\$ 183,899
7-0881 (Rnd 2)	Jack Estates N. 142nd & Quentin Streets Waverly, NE	Building A Better Tomorrow, Inc. 2021 South 35th Street Lincoln, NE 68506 (Jason Maggard: 402-995-1779)	Lancaster	15	15	0	15	New Construction Urban Special Needs Single Family	Non Profit	Conventional Loan HOME Funds Deferred Developer Fee	\$ 3,275,383	\$ 232,563
7-0855 (Supplemental Request)	Judy Meadows TBD LaCrosse Drive Kearney, NE	Dana Point Development Corporation P.O. Box 1808 Turlock, CA 95381 (Matt Thomas: 209-634-0044)	Buffalo	18	16	2	9	New Construction Rural Duplex Elderly Housing	For Profit	Conventional Loan HOME Funds Owner Equity	\$ 3,270,801	\$ 12,241
<b>TOTAL</b>				<b>445</b>	<b>427</b>	<b>18</b>	<b>140</b>				<b>\$ 83,927,106</b>	<b>\$ 4,476,216</b>