



NEBRASKA INVESTMENT FINANCE AUTHORITY LOW INCOME HOUSING TAX CREDIT PROGRAM

2026 4% CONDITIONAL RESERVATION LIST (updated 7/24/2026)

NIFA #	Development Name	Address	City	County	Applicant	Applicant Contact	Bond Issuer	LIHTC Units	Total Units	Total Development Cost	LIHTC / AHTC (if applicable) Request	Tax-Exempt Bonds Amount	New Construction	Acquired / Rehabilitation	AHTC	NDED Funding	Senior
67248	Radio	5504 Kansas Ave	Omaha	Douglas	ECG Omaha LP	Donnell McGhee (708) 227-4006	NIFA	210	210	\$75,800,000	\$3,518,385	\$22,900,000	✓				
67249	2501Center	2501 Center St	Omaha	Douglas	2501CenterOwner, LLC	Neeraj Agarwal (402) 981-3735	Douglas County Housing Authority	198	198	\$55,207,973	\$2,491,480	\$13,175,986	✓				
67251	Cherry Park Rehab	415 S Cherry Street	Grand Island	Hall	Hoppe & Son, LLC	Jacob Hoppe (402) 489-1600	NIFA	123	123	\$21,322,195	\$728,744	\$7,782,492		✓			
67252	Foxtail Senior	531 W Swift Street	Lincoln	Lancaster	Hoppe & Son, LLC	Jacob Hoppe (402) 489-1600	NIFA	88	88	\$24,566,955	\$871,323	\$7,000,000	✓		✓		✓
67253	25RRC	2551 Dodge and TBD approximately 2525 Dodge	Omaha	Douglas	Hoppe & Son, LLC	Jacob Hoppe (402) 489-1600	NIFA	96	96	\$47,154,194	\$2,191,883	\$14,000,000	✓			✓	
67256	Kay Jay - Florence Towers	4500 S. 25th Street, 5100 Florence Blvd	Omaha	Douglas	Brinshore Development, LLC	Todd Lieberman (224) 927-5061	Omaha Housing Authority	223	223	\$55,609,946	\$2,527,989	\$16,380,000		✓			
67257	Novella Senior Living	4809 Redman Ave	Omaha	Douglas	Straightline Development, LLC	Jim Posey (402) 660-9700	Douglas County Housing Authority	136	160	\$36,546,318	\$1,438,223	\$18,000,000	✓		✓	✓	✓
67258	11921 S 36th Street, LLC	11920 S 36th Street	Bellevue	Sarpy	Foundations Development, LLC	Rob Woodling (402) 578-1505	NIFA	126	140	\$29,423,350	\$960,279	\$11,500,000	✓		✓	✓	✓
67260	1059 Park Avenue	1059 Park Avenue	Omaha	Douglas	Foundations Development, LLC	Rob Woodling (402) 578-1505	NIFA	50	50	\$10,550,535	\$499,690	\$4,250,000	✓			✓	✓
67261	Union at University Village	~~SW Corner of Regenta Blvd and Chancellors Ave.~~	Kearney	Buffalo	Union Development Holdings III LLC	~~David Wesner (317) 693-4991~~	NIFA	180	180	\$50,075,834	\$2,343,971	\$22,296,074	✓				
								1250	1288	\$356,181,466	\$15,227,996	\$114,988,478	7	2	3	4	4