



NEBRASKA INVESTMENT FINANCE AUTHORITY LOW INCOME HOUSING TAX CREDIT PROGRAM

2027 9% LIHTC/AHTC APPLICATION LIST - updated 7/23/26

NIFA Project #	Development Name	Address	City	County	LIHTC/AHTC Applicant	Applicant Contact	Phone	Total Units	LIHTC Units	Mrkt Units	Estimated Cost	LIHTC / AHTC Requested	N / e w A	C R e n u s s t e	R e h a b	A c q / R e h a b	M F P i l o t	S e c . 8 1 1	P r o f i t -	S e n i o r	H O M E	H T F
METRO																						
7-1131	Emerald View Apartments II	West Old Cheney and South Folsom	Lincoln	Lancaster	Lincoln Civic Housing, Inc.	Ethan Platt	(402) 434-5557	64	51	13	\$ 18,895,830	\$ 830,857	✓					✓	✓		✓	
7-1136	BLK 1614 Development	1614 Locust Street and 2922 N 16th St	Omaha	Douglas	Locust Block1 1614, LLC	Lawrence Butler	(531) 354-4823	39	31	8	\$ 8,935,119	\$ 397,513	✓					✓			✓	
7-1137	Unity at Lake	32nd and Lake Street	Omaha	Douglas	Unity at Lake, LLC	Chris Tonniges	(402) 342-7038	58	46	12	\$ 17,660,882	\$ 850,000	✓						✓	✓		
7-1140	The Flats at Orchard Place	1000 Kasper Street	Bellevue	Sarpy	Midwest Housing Initiatives, Inc.	Wayne Mortensen	(402) 541-9040	19	16	3	\$ 5,951,649	\$ 404,085	✓					✓				
7-1146	Leavenworth Senior Living*	2224 Leavenworth Street	Omaha	Douglas	Straightline Development, LLC	Jim Posey	(402) 660-9700	44	35	9	\$ 13,542,000	\$ 715,128	✓					✓		✓		
7-1147	120 Shram, LLC	120th & Schram Road	Papillion	Sarpy	120 Shram, LLC	Rob Woodling	(402) 504-3248	29	23	6	\$ 12,511,323	\$ 636,743	✓					✓			✓	
7-1148	Franklin Gardens Limited Partnership	4032 Franklin Street	Omaha	Douglas	Holy Name Housing Corporation	Matthew Cavanaugh	(402) 453-6100	18	14	4	\$ 7,115,658	\$ 276,522	✓					✓	✓			
7-1150	144 Fort, LLC	5306 North 144th Street	Omaha	Douglas	144 Fort, LLC	Rob Woodling	(402) 504-3248	80	64	16	\$ 18,553,526	\$ 944,260	✓					✓		✓		
7-1151	Flora Senior Lofts	2557 Jones Street	Omaha	Douglas	2557 Jones Street OZ LLC	Will Major	(402) 322-9232	39	31	8	\$ 12,695,225	\$ 477,307	✓					✓		✓	✓	
7-1154	Deer Creek Phase II	25th & Chandler Road	Bellevue	Sarpy	Trinity Housing Development	Ryan Hamilton	(417) 882-1701	42	33	9	\$ 13,979,978	\$ 887,332	✓					✓				
NON-METRO																						
7-1130	Marketside Villas	2501 35th Avenue	Columbus	Platte	Hoppe & Son, LLC	Jacob Hoppe	(402) 489-1600	34	27	7	\$ 10,154,187	\$ 601,344	✓									
7-1132	Archway Villas	11th St and East of M St	Kearney	Buffalo	Mesner Development Co.	Ashley Steffen	(402) 889-0678	28	25	3	\$ 7,517,203	\$ 590,018	✓							✓		
7-1133	Prairie Run	TBD (Approximately 16th and R Street)	McCook	Red Willow	Hoppe & Son, LLC	Jacob Hoppe	(402) 489-1600	34	27	7	\$ 10,102,076	\$ 655,254	✓									
7-1134	Horizon Villas	S of 12th St between S Park and Nebraska Streets	Madison	Madison	Mesner Development Co.	Ashley Steffen	(402) 889-0678	20	18	2	\$ 5,389,039	\$ 437,968	✓							✓		
7-1135	Pioneer Villas	S Industrial Dr on Evergreen and Oak Streets	Minden	Kearney	Mesner Development Co.	Kathryn L. Mesner	(402) 889-0678	20	18	2	\$ 5,392,108	\$ 440,452	✓							✓		
7-1138	Victory Place Apartments -Phase II	2425 N. Broadwell Ave	Grand Island	Hall	Victory Place, LLC	Max Prochaska	(712) 207-5015	26	26	0	\$ 6,986,800	\$ 552,372	✓									
7-1139	Sunrise at Kearney Meadows	2400 E 32nd Pl	Kearney	Buffalo	Midwest Housing Initiatives, Inc	Wayne Mortensen	(402) 541-9040	16	16	0	\$ 4,760,768	\$ 383,147	✓							✓		
7-1141	Canteen District Villas	South of 3rd St between N Chestnut and N Walnut Streets	North Platte	Lincoln	Mesner Development Co.	Ashley Steffen	(402) 889-0678	20	16	4	\$ 5,038,310	\$ 398,523	✓							✓		
7-1142	Liberty Campus WWII	2300 W. Capital Avenue	Grand Island	Hall	DANA Partnership, LLP (d/b/a White Lotus Group)	Drew Sova	(402) 408-0005	26	20	6	\$ 7,798,936	\$ 356,604	✓							✓		
7-1143	Harvest at Kearney Meadows	2400 E 32nd Pl	Kearney	Buffalo	Midwest Housing Initiatives, Inc.	Wayne Mortensen	(402) 541-9040	40	32	8	\$ 12,036,388	\$ 848,823	✓									
7-1144	2100Kearney Phase 1*	2100 15th Avenue	Kearney	Buffalo	2100KearneyOwner, LLC	Neeraj Agarwal	(402) 981-3735	50	40	10	\$ 17,174,047	\$ 805,466	✓							✓		
7-1145	Cheyenne Villa	1900 Ash Street	Sidney	Cheyenne	Renewal Housing, Inc.	Todd Travis	(301) 998-0400	56	56	0	\$ 10,207,446	\$ 573,786				✓			✓			
7-1149	York Senior Townhomes	Kaliff Drive/Naomi Road	York	York	Hubbell Development, LLC	Joe Pietruszynski	(515) 280-2061	30	27	3	\$ 9,500,000	\$ 709,367	✓					✓		✓		
7-1152	Canopy Senior Apartments	1314 3rd Avenue	Nebraska City	Otoe	Canopy Senior Apartments LLC	Will Major	(402) 322-9232	51	40	11	\$ 16,022,680	\$ 609,567	✓					✓		✓		
7-1153	Schoolhouse Apartments	205 E. 6th Street	Ogallala	Keith	205 6th St LLC	Ryan Tobin	(303) 889-9874	40	32	8	\$ 15,939,048	\$ 920,000	✓					✓				
*Ineligible Applicant								Totals	923	764	159	\$ 273,860,226	\$15,302,438	22	2	1	0	12	4	13	4	0