

NEBRASKA INVESTMENT FINANCE AUTHORITY
LOW INCOME HOUSING TAX AND AFFORDABLE HOUSING TAX CREDIT PROGRAM
2024 Reservations
(updated 10/20/2023)

NIFA PROJECT #	DEVELOPMENT NAME and ADDRESS	LIHTC/AHTC APPLICANT	COUNTY COUNTY	TOTAL UNITS	LIHTC UNITS	MARKET UNITS	# OF BLDGS	PROJECT TYPE	PROFIT STATUS	FINANCING SOURCES	ESTIMATED COST	LIHTC RESERVED	AHTC RESERVED
7-0974 (CRANE) (Forward Commitment)	3483 Larimore 2221 North 24 Street Omaha, NE 68110	Omaha Economic Development 2221 North 24th street Omaha, NE 68110 (Annette Atherton: 402.505.6041)	Douglas					Rehabilitation Metro Multifamily Seniors	Non-Profit	City CDBG Funds Tax Increment Financing Historic Tax Credit State Historic Tax Credit		\$211,205	\$211,205
7-1048 (Forward Commitment)	Crete Senior Villas E 29th Street & Betten Drive Crete, NE 68333	AMD Partners LLC 5775 NW 64th Terrace, Suite 203 Kansas City, MO 64151 Andrew Danner: 816.612.5191	Saline					New Construction Non-Metro Multifamily Seniors	For Profit	Conventional Loan NDED HTF - \$1,200,000 Deferred Developer Fee		\$175,113	\$175,113
7-1034	Cardinal Commons I 1012 Kasper Street Bellevue, NE 68147	Midwest Housing Initiatives P.O. Box 5425 Lincoln, NE 68505 Corey Vandewege: 402.434.2523	Sarpy					New Construction Metro Duplex Seniors Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee		\$46,675	\$46,675
7-1016 (CRANE)	Grand Island Liberty Campus 2300 West Capital Avenue Grand Island, NE 68803-2003	Liberty Campus GI, LLC 10404 Essex Court, Suite 101 Omaha, NE 68114 Lynn Gorman: 402.557.6824	Hall	48	48	0	2	Adaptive/Reuse Non-Metro Multifamily Seniors Veterans Housing CDBG-DR	For Profit	HOME Funds-\$500,000 Tax Increment Financing Federal Historic Tax Credits State Historic Tax Credits Deferred Developer Fee Donation of Land & Buildings	\$ 18,322,358	\$874,163	\$874,163
7-1055	Millard Landing 12656 Weir Street Omaha, NE 68137	Arch Icon Development Company 509 Walker Street Woodbine, IA 51579 Darin Smith: 712.647.3355	Douglas	52	41	11	1	New Construction Metro Multifamily Seniors Disaster Declaration	For Profit	Conventional Loan NDED HTF - \$1,000,000 City HOME Funds Managing Member Loan Front Porch	\$13,269,989	\$699,930	\$699,930
7-1057	Southlawn V various addresses Grand Island, NE 68801	Midwest Housing Initiatives, Inc. P.O. Box 5425 Lincoln, NE 68505 Corey Vandewege: 402.434.2523	Hall	36	28	8	7	Rehabilitation Non-Metro Multifamily Seniors Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan NDED HOME - \$750,000 Deferred Developer Fee Owner Equity	\$5,830,282	\$363,860	\$363,860
7-1060	River Fork Villas II N of E Omaha Ave & W of Victory Rd Norfolk, NE 68701	Mesner Development Co 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Madison	18	14	4	9	New Construction Non-Metro Duplex Seniors	For Profit	Conventional Loan NDED HOME - \$650,000 Deferred Developer Fee	\$4,868,326	\$306,294	\$306,294
7-1061	Fairview Villas S of F Street & E of Franklin Street Hastings, NE 68901	Mesner Development Co 1415 16th Street, PO Box 335 Central City, NE 68826 Kathy Mesner: 308.946.3826	Adams	28	22	6	14	New Construction Non-Metro Duplex Seniors	For Profit	Conventional Loan NDED HOME - \$650,000 Deferred Developer Fee Owner Equity	\$7,051,057	\$446,284	\$446,284
7-1062	Carstens Gardens Apartments 1700 Park Street Beatrice, NE 68310	TESCO Development, Inc. 2171 Judicial Drive, Suite 200 Germantown, TN 38138-3824 Jennifer Sisson: 901.759.7269	Gage	50	50	0	2	Acq. Rehab Non-Metro Multifamily Seniors	For Profit	Conventional Loan Deferred Developer Fee R4R & Escrows	\$6,767,030	\$440,755	\$440,755
7-1063	Tallgrass Family Housing 6801 Capehart Papillion, NE 68133	Hoppe & Son, LLC 5631 S 48th Street, Suite 220 Lincoln, NE 68516 Jacob Hoppe: 402.489.1600	Sarpy	34	27	7	5	New Construction Metro Multifamily/Duplex Family Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee Solar Tax Credits	\$13,152,570	\$629,761	\$629,761
7-1064	Tallgrass Senior Housing 7001 Capehart Papillion, NE 68133	Hoppe & Son, LLC 5631 S 48th Street, Suite 220 Lincoln, NE 68516 Jacob Hoppe: 402.489.1600	Sarpy	34	27	7	4	New Construction Metro Multifamily Seniors Disaster Declaration Housing CDBG-DR	For Profit	Conventional Loan CDBG-DR - \$2,000,000 Deferred Developer Fee Solar Tax Credits	\$9,846,546	\$429,899	\$429,899
TOTAL				300	257	43	44				\$79,108,158	\$4,623,939	\$4,623,939