



Programs Committee Report

August 14, 2026

MISSION

Growing Nebraska communities through affordable housing and agribusiness.

VISION

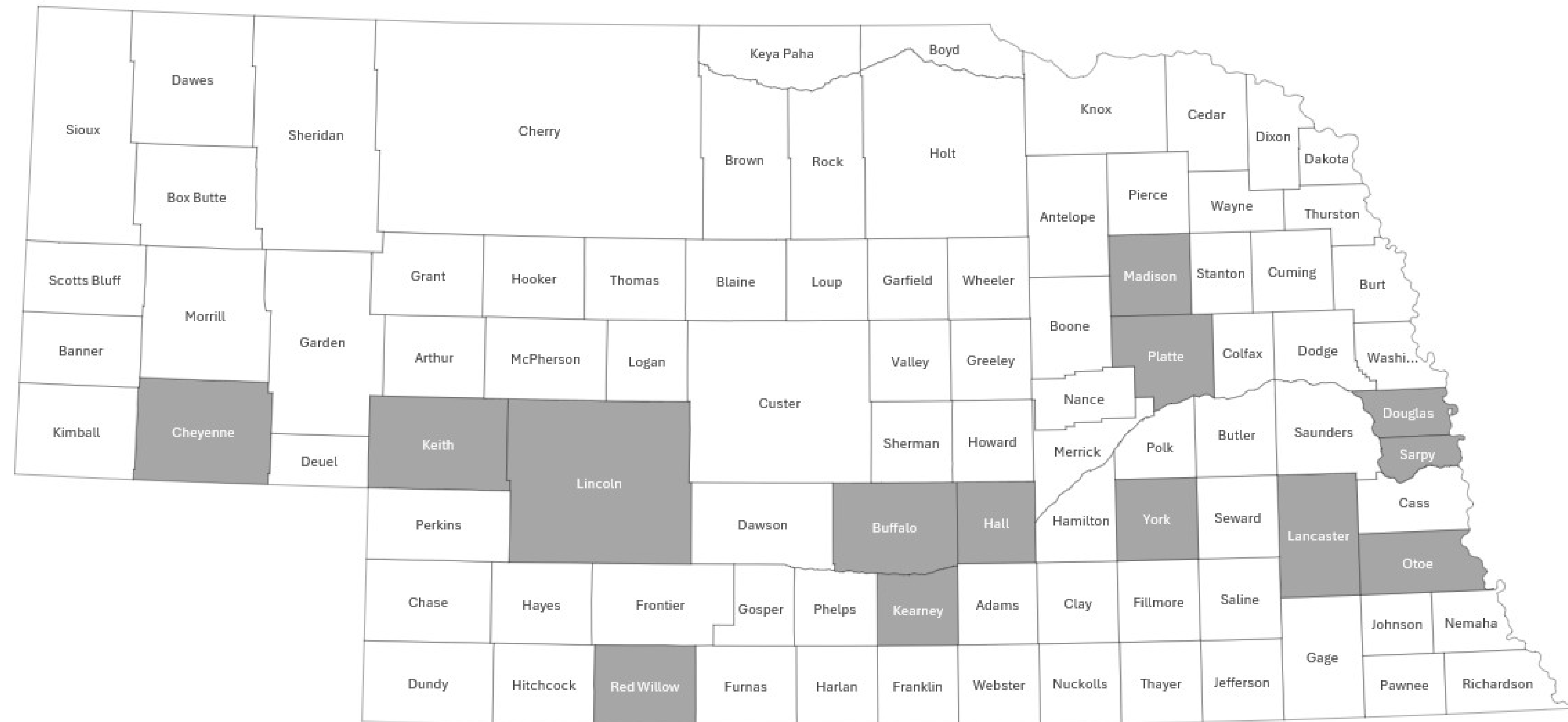
NIFA leverages its resources, data, knowledge and technology, with effective statewide partnerships and collaboration, to promote vibrant Nebraska communities through affordable housing solutions and agribusiness.

VALUES

Commitment • Integrity • Collaboration • Innovation • Stewardship

2027 9% Competitive Cycle Application Summary

- Twenty-five Applications
- Total Tax Credit Request: \$15,302,438
- 10 Metro
- 15 Non-Metro
- Fourteen Counties
- 923 total units
- 22 include market rate units
- 12 – Section 811 PRA
- 13 – Senior
- 22 – New Construction
- 2 – Adaptive Reuse
- 1 – Acquisition/Rehab



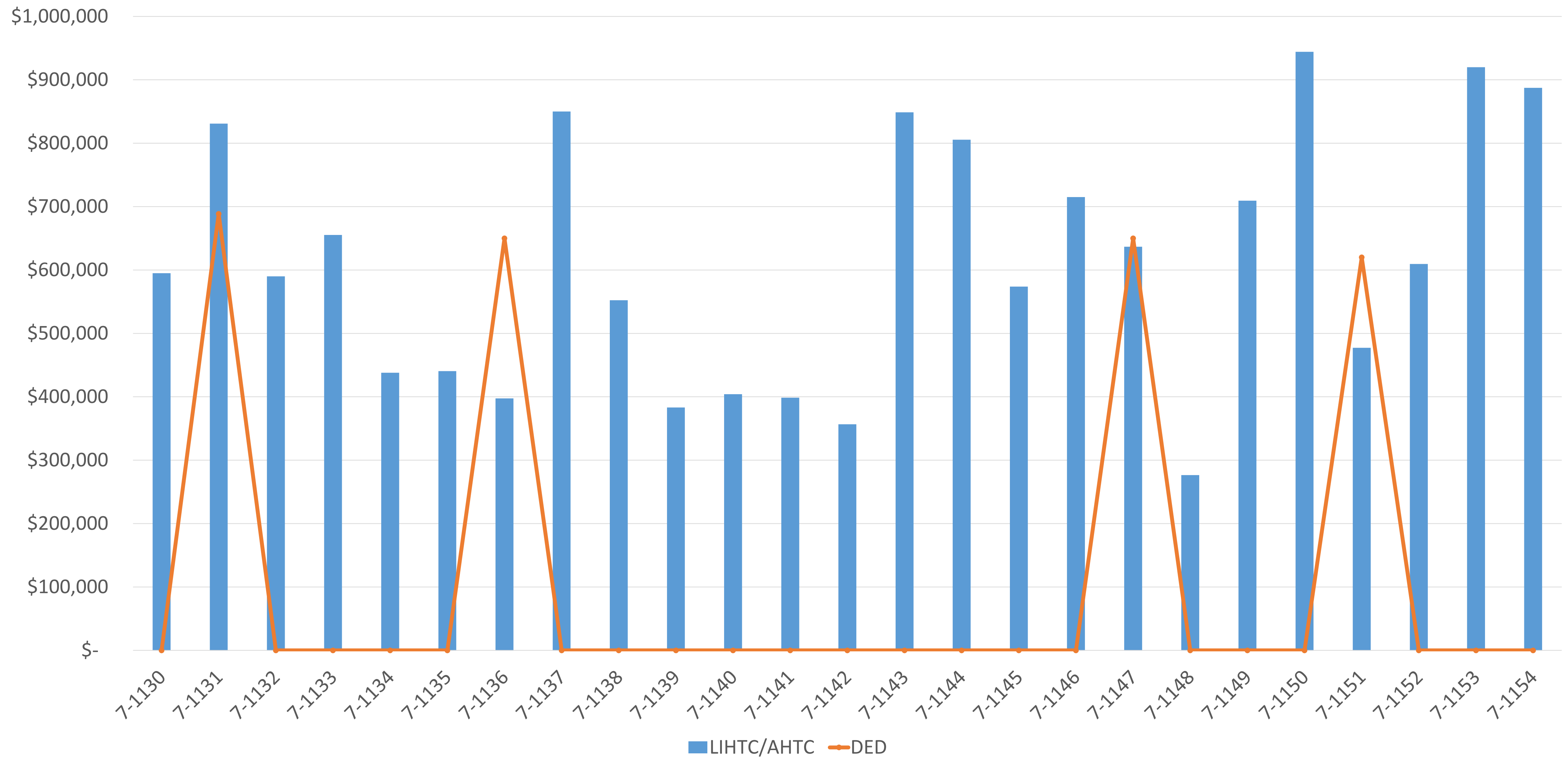


NEBRASKA INVESTMENT FINANCE AUTHORITY LOW INCOME HOUSING TAX CREDIT PROGRAM
2027 9% LIHTC/AHTC APPLICATION LIST - updated 7/23/26

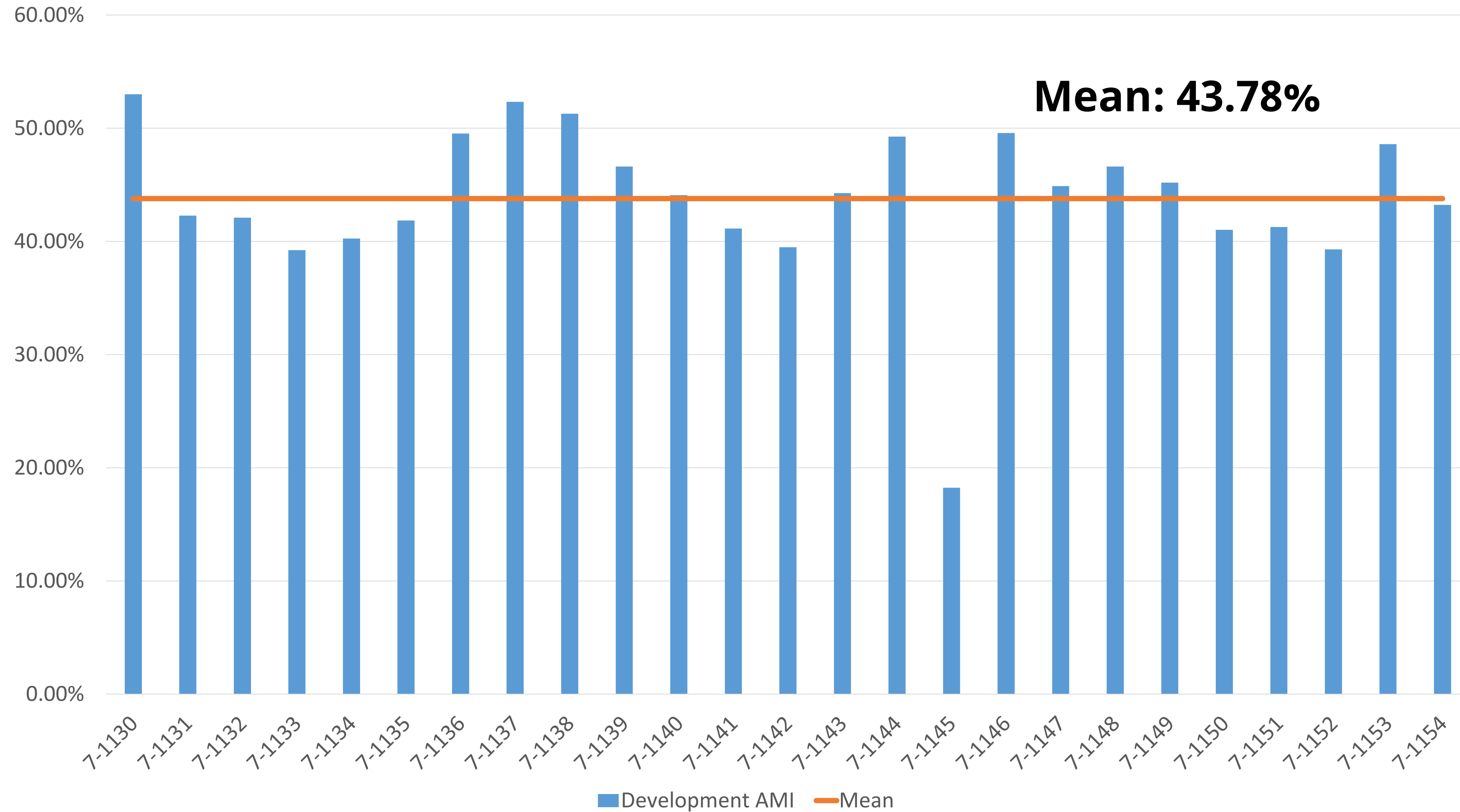
NIFA Project #	Development Name	Address	City	County	LIHTC/AHTC Applicant	Applicant Contact	Phone	Total Units	LIHTC Units	Mrkt Units	Estimated Cost	LIHTC / AHTC Requested	N / e w A C R e n e w a b l e	A o q / R e h a b	M F P i l o t	S e o - 1	P r o f i t	S e n i o r	H O M E	H T F	
METRO																					
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 Tonlipes	(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	Opallala	Keith	205 6th St LLC	Ryan Tobin	(303) 889-9874	40	32	8	\$ 15,939,048	\$ 920,000	✓				✓				
Totals								923	764	159	\$ 273,860,226	\$15,302,438	22	2	1	0	12	4	13	4	0
*Ineligible Applicant																					



Total LIHTC/AHTC and NDED Funding Source Requests



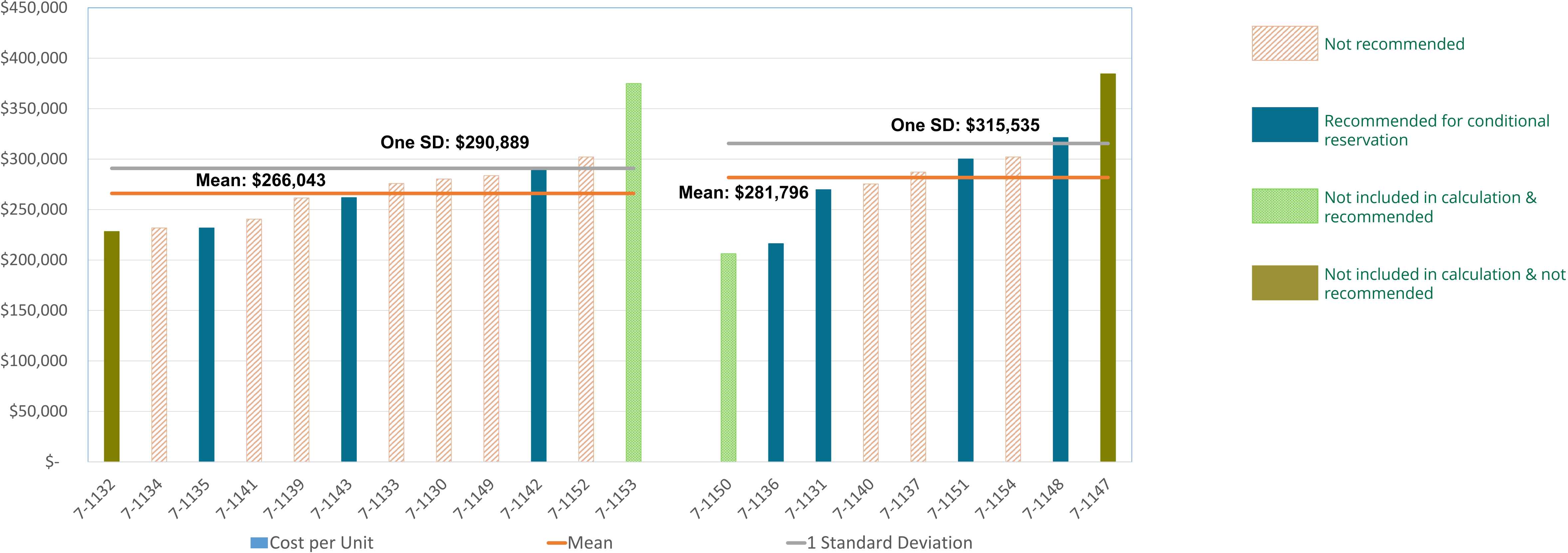
2027 9% Competitive Cycle – Rent Targeting



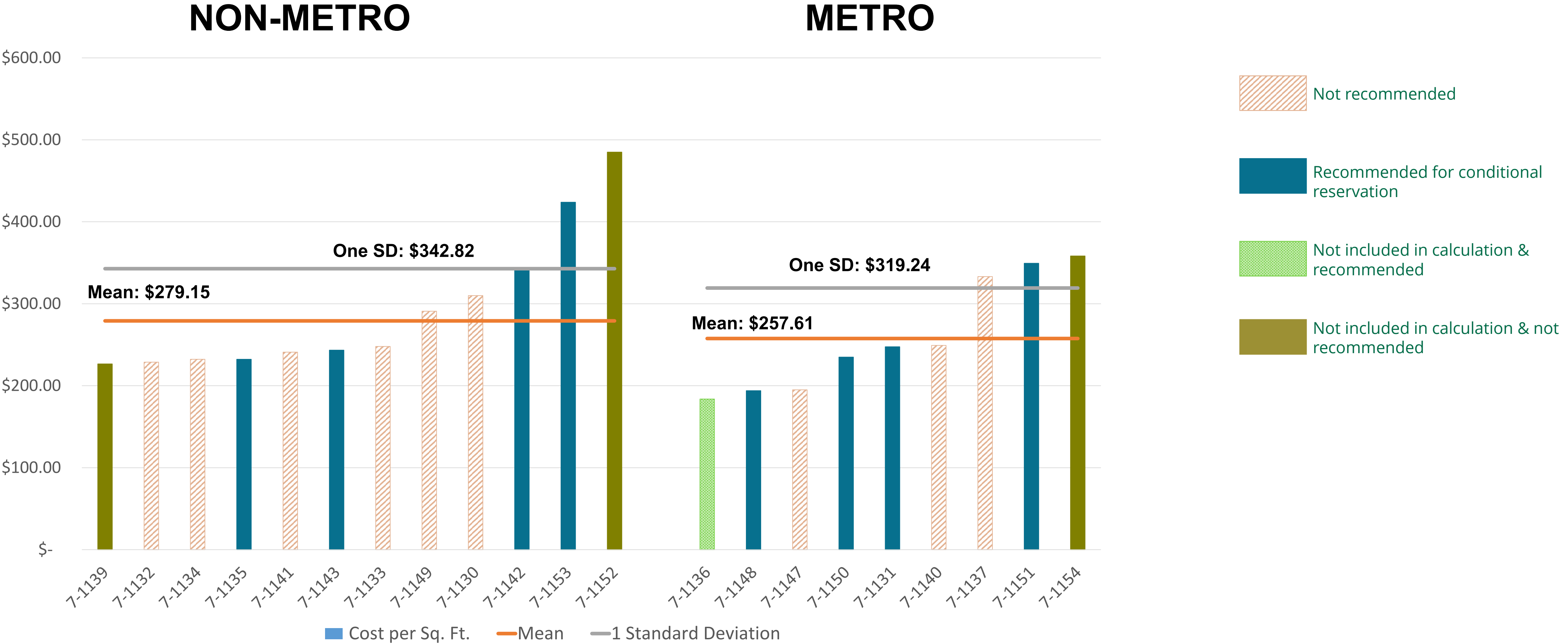
2027 9% Competitive Cycle – Cost per Unit

NON-METRO

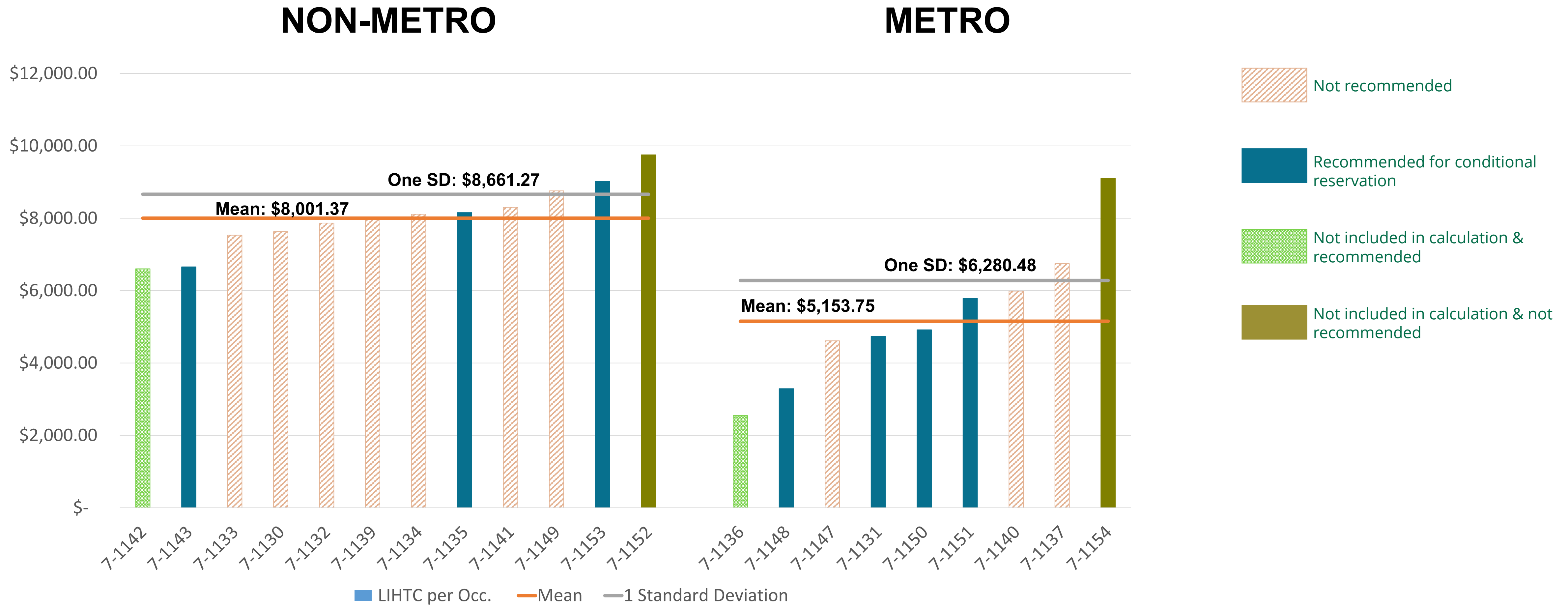
METRO



2027 9% Competitive Cycle – Cost per Square Foot

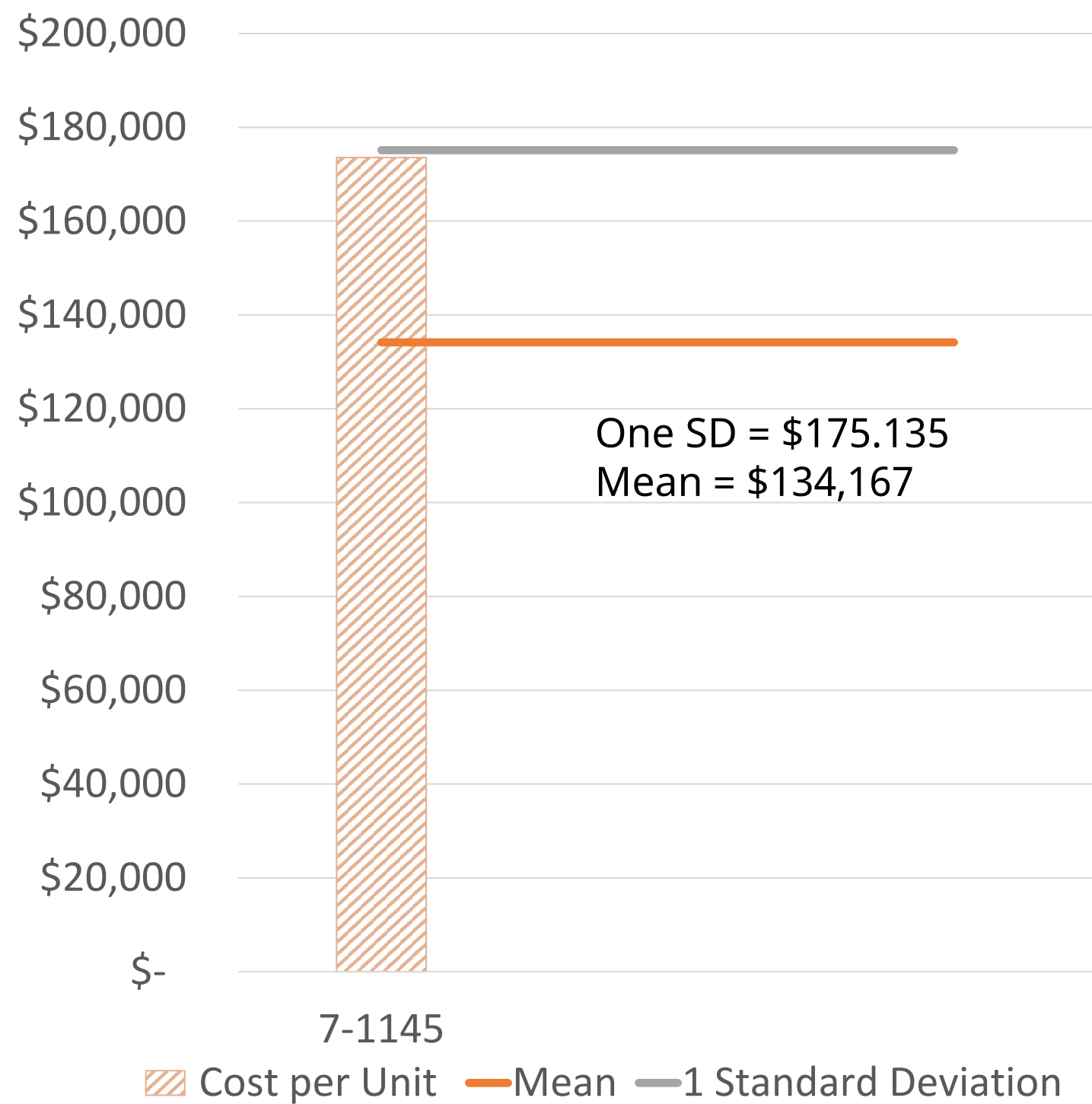


2027 9% Competitive Cycle – LIHTC per Occupant

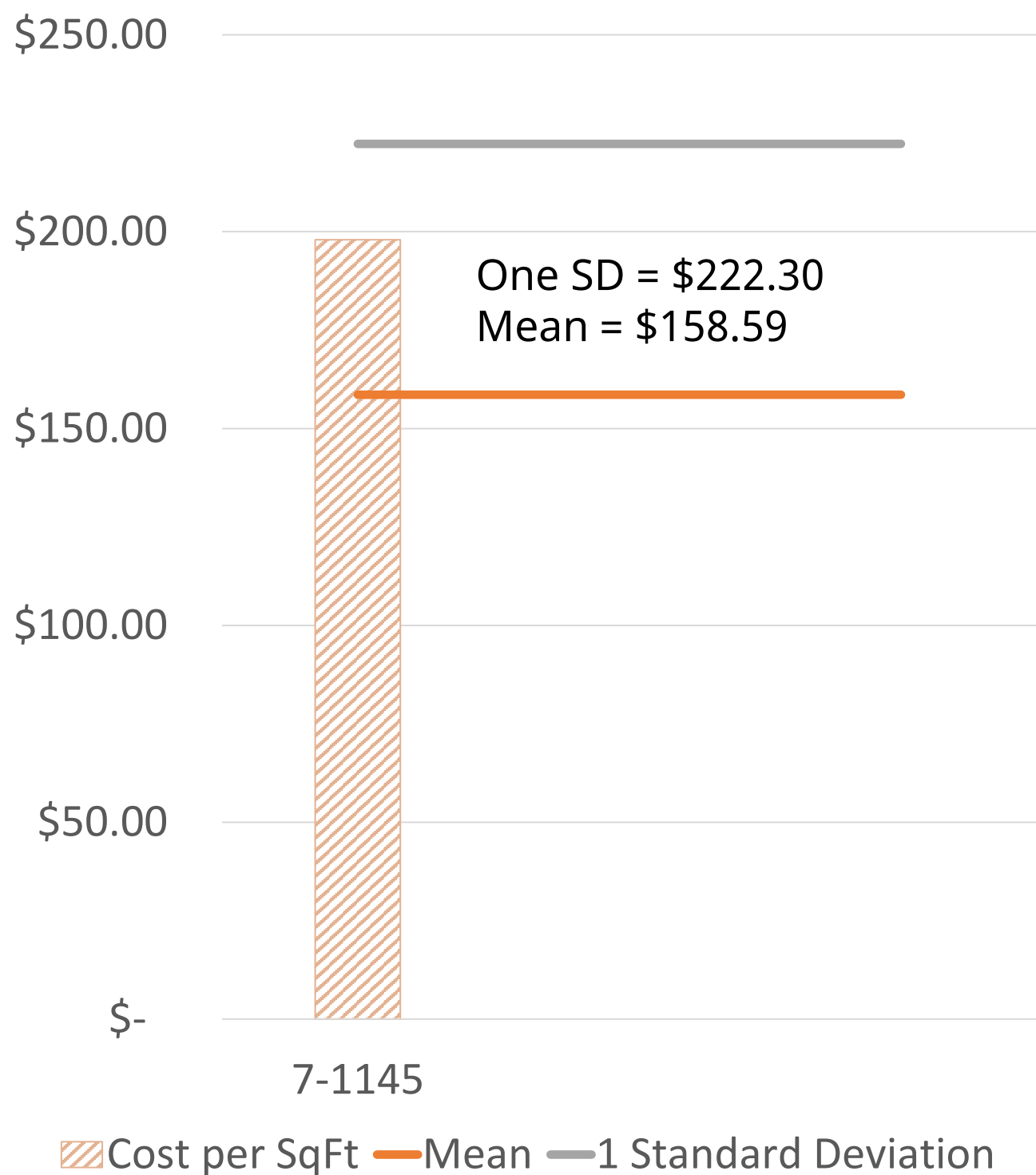


2027 9% Competitive Cycle – Rehabilitation

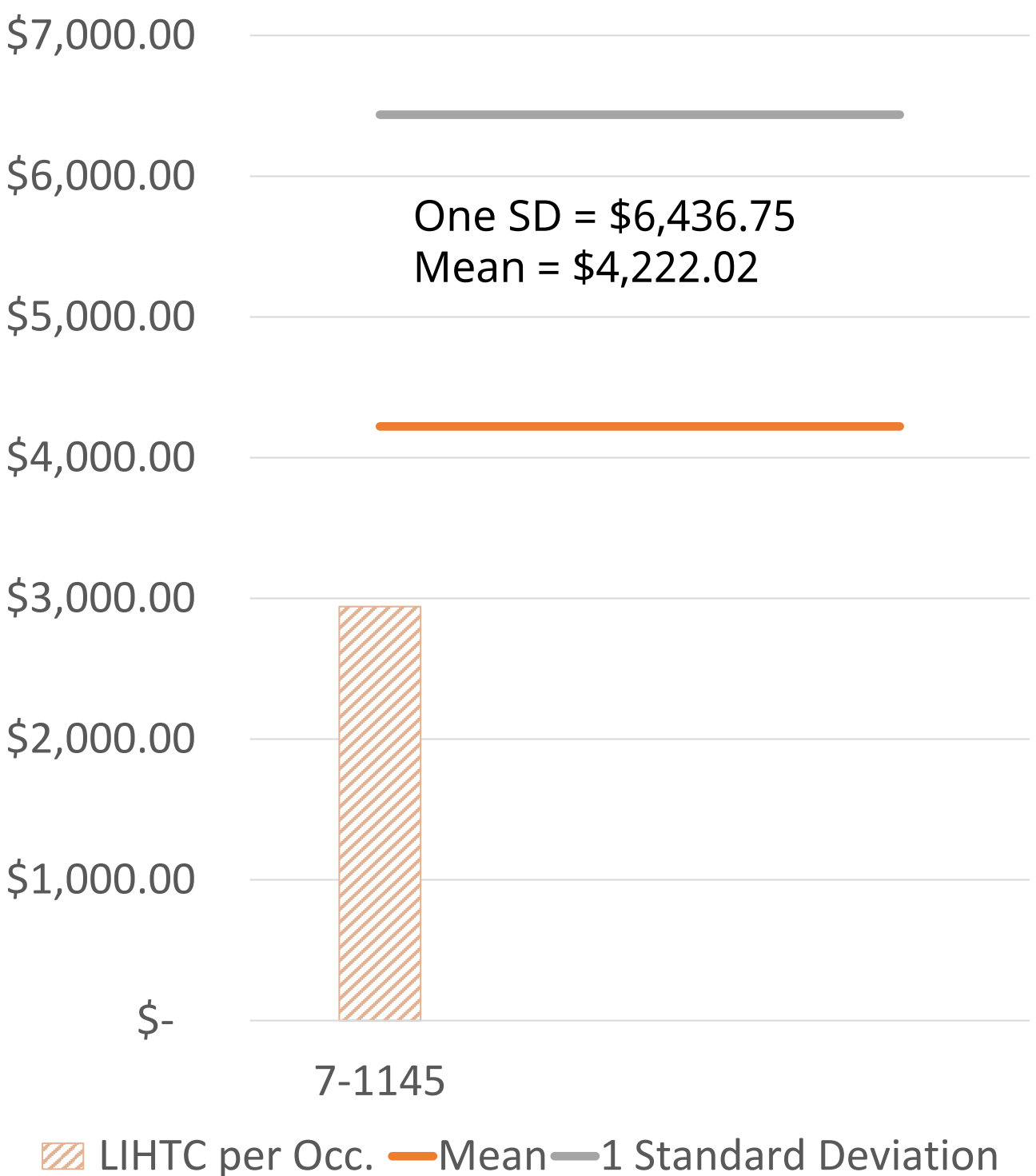
Cost per Unit



Cost per Square Foot



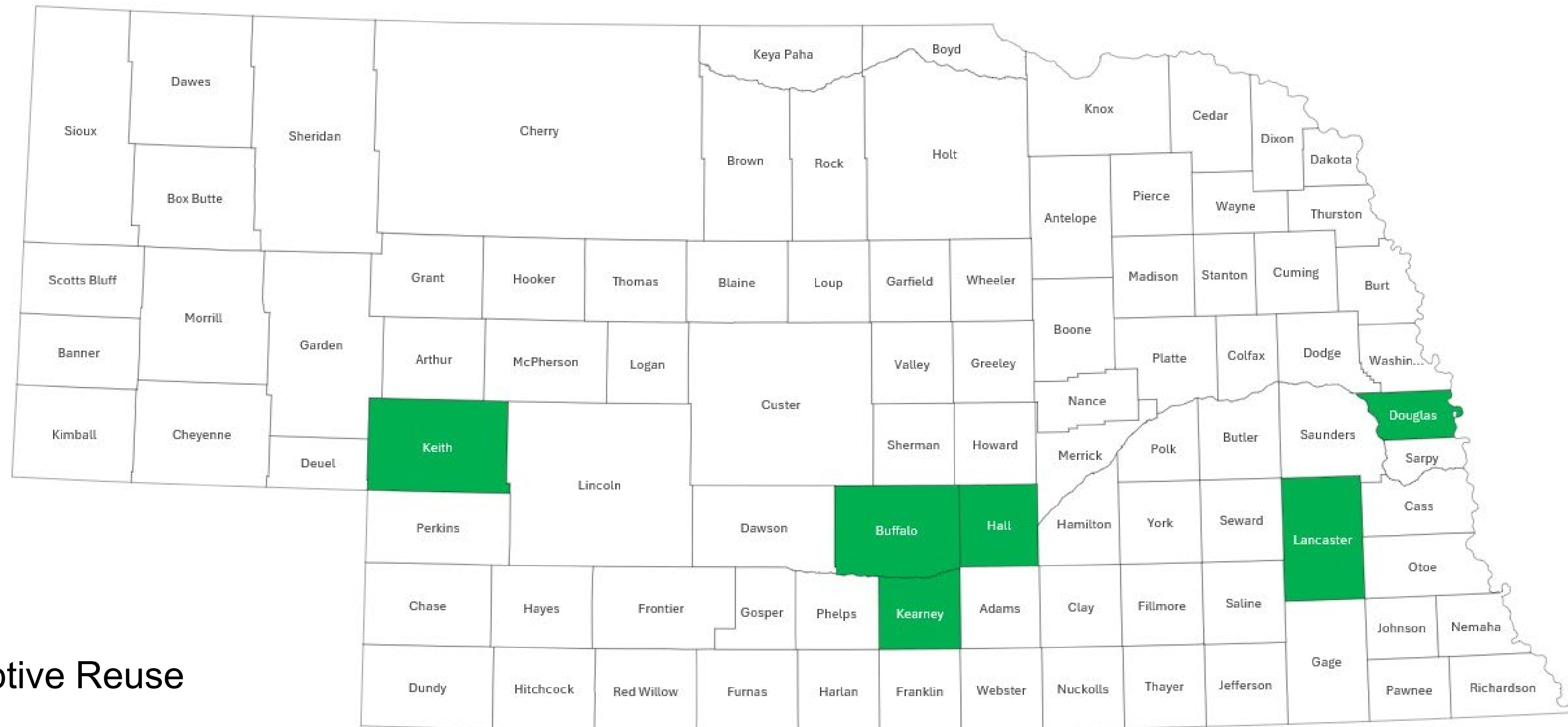
LIHTC per Occupant



Not recommended

2027 9% Competitive Cycle Conditional Allocation Recommendations

- Nine Developments
- Five Metro
- Four Non-Metro
- Six Counties
- Nine include market rate units
- 366 Total Units
 - 293 LIHTC units
 - 73 Market rate units
- Four – Senior
- Nine – New Construction/Adaptive Reuse
- Six – Section 811 PRA



Scoring Overview

SUMMARY OF 2027 APPLICATIONS

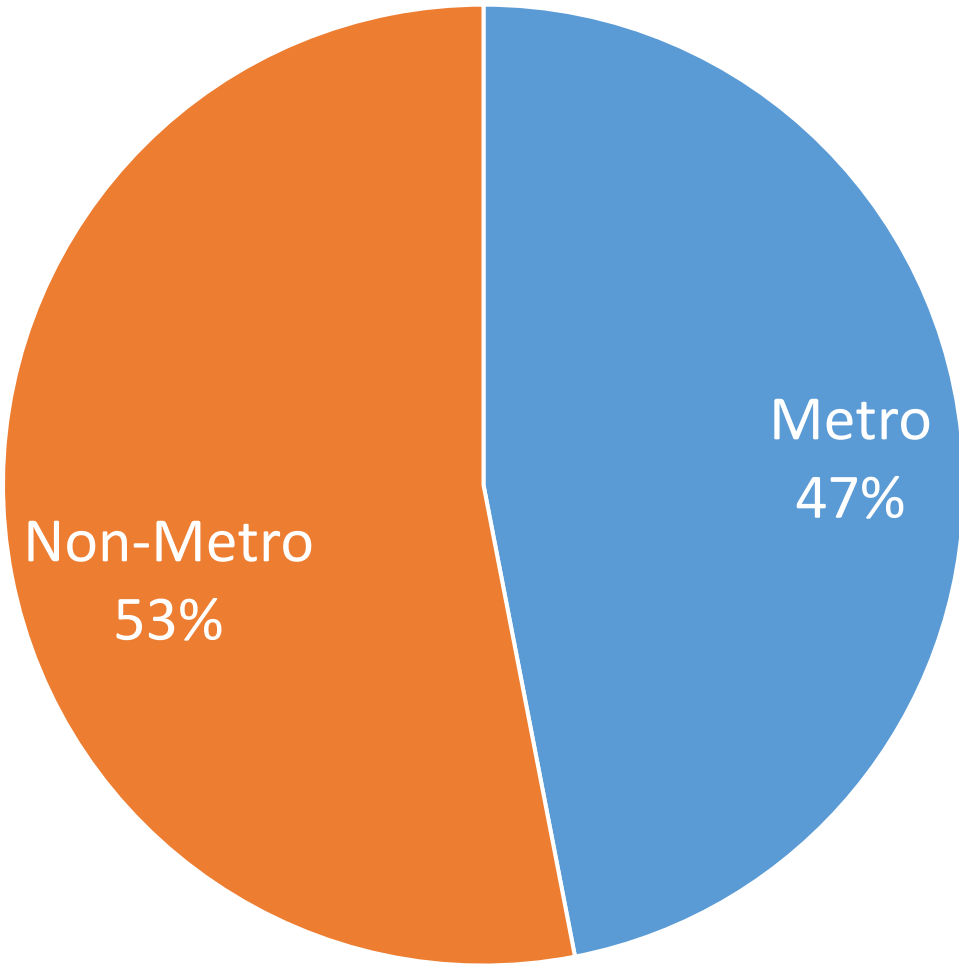
NIFA #	Development	# of Units	Location	County	Metro/Non-Metro	Project Type	Threshold Criteria	Other Selection Criteria	Targeting Gross Rents	Efficient Housing Production - Cost Per Unit	Efficient Housing Production - Cost Per Sq. Foot	Efficient Housing Production - LIHTC Per Occupant	Natural Disaster	Total Score	Requested Annual AHTC/LIHTC	Conditional Reservation Amount
Recommended for Conditional Reservation:																
Metro																
7-1148	Franklin Gardens Limited Partnership	18	Omaha	Douglas	Metro	NC	Yes	59.5	5	0	2	2	0	68.50	\$ 276,522	\$ 276,522
7-1136	BLK 1614 Development	39	Omaha	Douglas	Metro	NC	Yes	56.5	5	2	2	2	0	67.50	\$ 397,513	\$ 397,513
7-1150	144 Fort, LLC	80	Omaha	Douglas	Metro	NC	Yes	58.5	5	2	1	1	0	67.50	\$ 944,260	\$ 944,260
7-1151	Flora Senior Lofts	39	Omaha	Douglas	Metro	NC	Yes	61	5	0.5	0	0.5	0	67.00	\$ 477,307	\$ 477,307
7-1131	Emerald View Apartments II	64	Lincoln	Lancaster	Metro	NC	Yes	56.5	5	1	1	1	0	64.50	\$ 830,857	\$ 830,857
Total Metro		240												\$ 2,926,459	\$ 2,926,459	
Non-Metro																
7-1142	Liberty Campus WWII	26	Grand Island	Hall	Non-Metro	NC	Yes	55	5	0.5	0.5	2	0	63.00	\$ 356,604	\$ 356,604
7-1143	Harvest at Kearney Meadows	40	Kearney	Buffalo	Non-Metro	NC	Yes	53	5	1	1.5	2	0	62.50	\$ 848,823	\$ 848,823
7-1135	Pioneer Villas	20	Minden	Kearney	Non-Metro	NC	Yes	52.5	5	2	1.5	0.5	0	61.50	\$ 440,452	\$ 440,452
7-1153	Schoolhouse Apartments	40	Ogallala	Keith	Non-Metro	NC	Yes	56	5	0	0	0	0	61.00	\$ 920,000	\$ 920,000
Total Non-Metro		126												\$ 2,565,879	\$ 2,565,879	
Total Recommended		366												\$ 5,492,338	\$ 5,492,338	
Metro Alternate:																
7-1147	120 Shram, LLC	29	Papillion	Sarpy	Metro	NC	Yes	55	5	0	2	1	0	63.00	\$ 636,743	
7-1140	The Flats at Orchard Place	19	Bellevue	Sarpy	Metro	NC	Yes	52	5	1	1	0.5	0	59.50	\$ 404,085	
7-1137	Unity at Lake	58	Omaha	Douglas	Metro	NC	Yes	51.5	5	0.5	0	0	0	57.00	\$ 850,000	
Non-Metro Alternate:																
7-1130	Marketside Villas	34	Columbus	Platte	Non-Metro	NC	Yes	53	5	0.5	0.5	1.5	0	60.50	\$ 601,344	
7-1133	Prairie Run	34	McCook	Red Willow	Non-Metro	NC	Yes	52	5	0.5	1	1.5	0	60.00	\$ 655,254	
7-1141	Canteen District Villas	20	North Platte	Lincoln	Non-Metro	NC	Yes	51	5	2	1.5	0.5	0	60.00	\$ 398,523	
Other Applications:																
METRO:																
7-1154	Deer Creek Phase II	42	Bellevue	Sarpy	Metro	NC	Yes	50.5	5	0.5	0	0	0	56.00	\$ 887,332	
NON-METRO:																
7-1145	Cheyenne Villa	56	Sidney	Cheyenne	Non-Metro	Rehab	Yes	52	5	0.5	0.5	1.5	0	59.50	\$ 573,786	
7-1152	Canopy Senior Apartments	51	Nebraska	Otoe	Non-Metro	NC	Yes	54	5	0	0	0	0	59.00	\$ 609,567	
7-1132	Archway Villas	28	Kearney	Buffalo	Non-Metro	NC	Yes	49	5	2	1.5	1	0	58.50	\$ 590,018	
7-1139	Sunrise at Kearney Meadows	16	Kearney	Buffalo	Non-Metro	NC	Yes	52	3	1	1.5	1	0	58.50	\$ 383,147	
7-1134	Horizon Villas	20	Madison	Madison	Non-Metro	NC	Yes	48	5	2	1.5	0.5	0	57.00	\$ 437,968	
7-1149	York Senior Townhomes	30	York	York	Non-Metro	NC	Yes	51	5	0.5	0.5	0	0	57.00	\$ 709,367	
Excluded Applications																
7-1146	Leavenworth Senior Living	44	Omaha	Douglas	Metro	NC	N/A									
7-1144	2100Kearney Phase 1	50	Kearney	Buffalo	Non-Metro	NC	N/A									
7-1138	Victory Place Apartments -Phase II	26	Grand Island	Hall	Non-Metro	NC	Yes									
Total Non-Funded		557												\$ 7,737,134		
Total Funded & Non-Funded		923												\$ 13,229,472		

	=Recommended for Conditional Reservation
	=Did not meet threshold/minimum score requirement
	=Developer would be over 20% maximum
	=Ineligible Applicant

2027 9% Recommendations

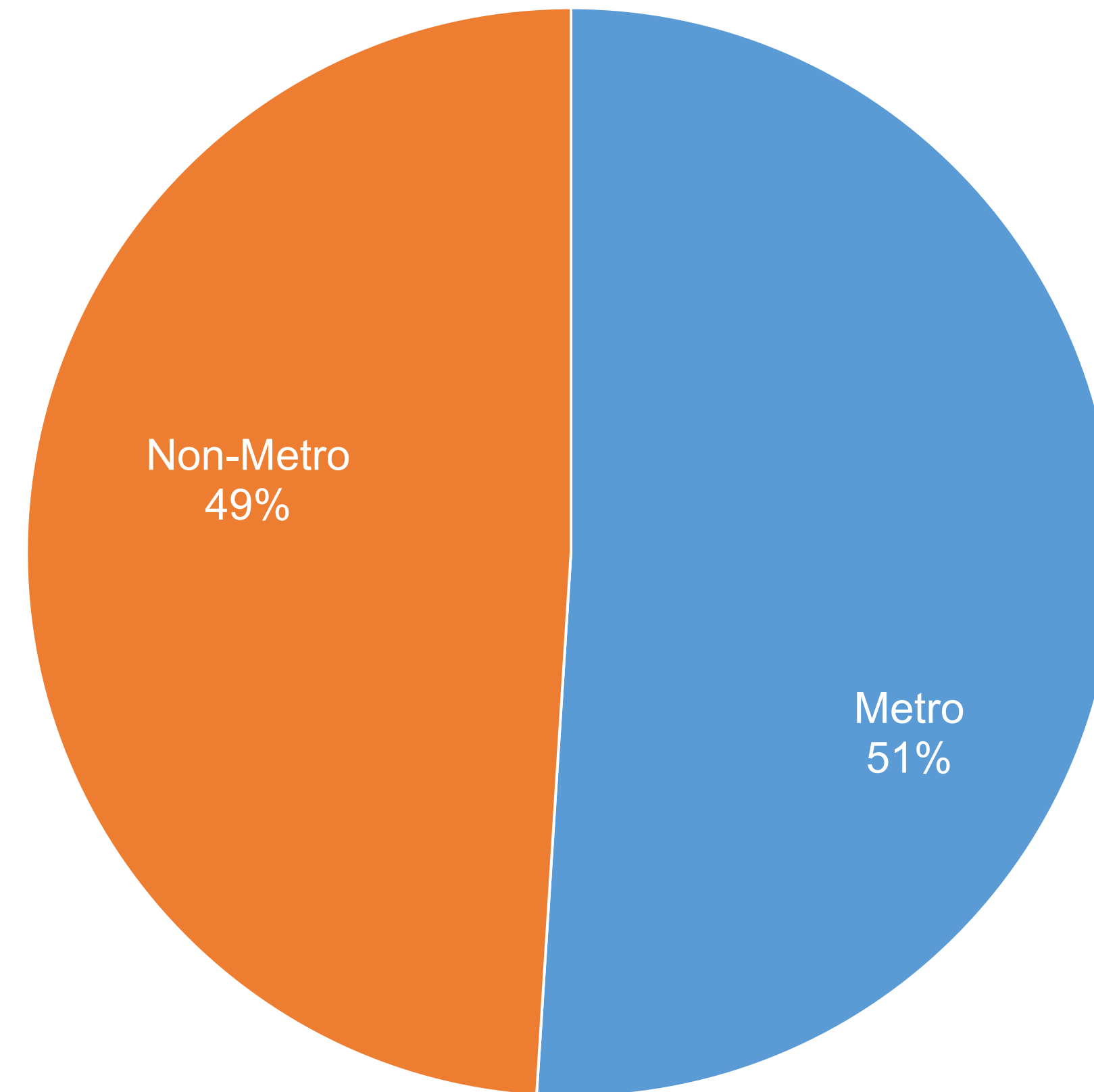
			2027 LIHTC Allocation		2027 AHTC Allocation		Set Asides					
Uses		Recommended	Competitive	CRANE	Competitive	CRANE	Non-profit (10%)		Metro (50%)		Non-Metro (50%)	
<u>Reservation of Tax Credits</u>												
7-1138	BLK 1814 Development	\$ 397,513	\$ 397,513		\$ 397,513		\$ 278,522		\$ 397,513			
7-1148	Franklin Gardens LP	\$ 278,522	\$ 278,522		\$ 278,522				\$ 278,522			
7-1150	144 Fort, LLC	\$ 944,280	\$ 944,280		\$ 944,280				\$ 944,280			
7-1151	Flora Senior Lofts	\$ 477,307	\$ 477,307		\$ 477,307		\$ 175,212		\$ 477,307			
7-1131	Emerald View Apts II	\$ 830,857	\$ 175,212		\$ 175,212				\$ 175,212			
7-1142	Liberty Campus WWII	\$ 358,804	\$ 358,804		\$ 358,804						\$ 358,804	
7-1143	Harvest at Kearney Meadows	\$ 848,823	\$ 848,823		\$ 848,823						\$ 848,823	
7-1135	Pioneer Villas	\$ 440,452	\$ 440,452		\$ 440,452						\$ 440,452	
7-1153	Schoolhouse Apartments	\$ 920,000	\$ 920,000		\$ 920,000						\$ 920,000	
Total - Competitive Reservations			\$ 4,836,693	\$ -	\$ 4,836,693	\$ -	\$ 451,734	6.55%	\$ 2,270,814	46.95%	\$ 2,565,879	53.05%

2027 9% Recommendations Metro vs Non-Metro



Historical Award Data 2022-2027

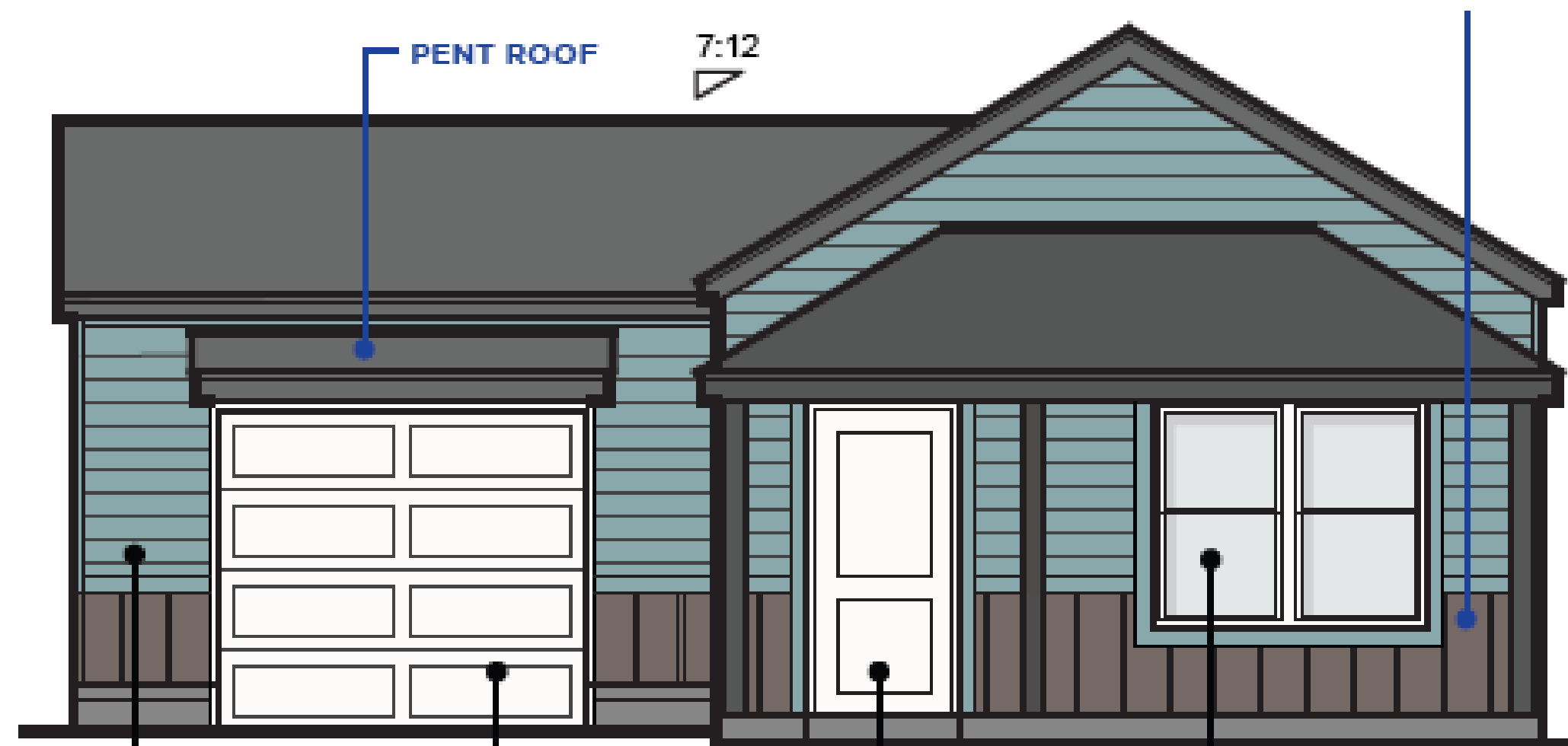
2022-2027 Total 9% Competitive by Metro vs Non-Metro





Metro Recommendations

Franklin Gardens Omaha, NE Douglas County



- Mixed Income Family Development
- Section 811 PRA
- 18 four-bedroom units
 - 14 LIHTC units
 - 4 Market units
- Design Standards/Amenities
 - Fiber cement/engineered wood siding
 - Attached Garage in each unit
 - Dog Park
 - Washer and dryer in each unit

BLK 1614 Development Omaha, NE Douglas County

- Mixed Income Development
- NDED HOME Funding
- Section 811 PRA
- 39 units
 - 3 - one-bedroom (1 LIHTC, 2 Market)
 - 4 – two-bedroom (1 LIHTC, 3 Market)
 - 21 – three-bedroom (18 LIHTC, 3 Market)
 - 8 – four-bedroom (LIHTC)
 - 3 – five-bedroom (LIHTC)
- Design Standards/Amenities
 - Brick/Stone exterior
 - Community room
 - Storm shelter
 - Washer and dryer in each unit
 - Exercise equipment



144 Fort, LLC Omaha, NE Douglas County

- Mixed Income Senior Development
- Section 811 PRA
- 80 two-bedroom units
 - 64 LIHTC, 16 Market
- Design Standards/Amenities
 - Brick/Stone exterior
 - Fiber cement/engineered wood siding
 - Community room
 - Washer and dryer in each unit
 - Video Security System



Flora Senior Lofts

Omaha, NE

Douglas County

- Mixed Income Senior Development
- Section 811 PRA
- 39 units
 - 8 one-bedrooms (7 LIHTC, 1 Market)
 - 31 two-bedrooms (24 LIHTC, 7 Market)
- Design Standards/Amenities
 - Fiber cement/engineered wood siding
 - Community room
 - Storage area
 - Storm shelter
 - Washer and dryer in each unit



Emerald View Apartments II

Lincoln, NE

Lancaster County

- Mixed Income Development
- Section 811 PRA
- Townhomes/Apartments
- 64 units
 - 24 one-bedroom (17 LIHTC, 7 Market)
 - 24 two-bedroom (18 LIHTC, 6 Market)
 - 16 four-bedroom (LIHTC)
- Design Standards/Amenities
 - Brick/stone exterior
 - Fiber cement/engineered wood siding
 - Kitchen pantry
 - Washer and dryer in each unit
 - Video security system



Metro Alternate: 120 Shram Papillion, NE Sarpy County

- Mixed Income Family Development
- Section 811 PRA
- 29 four-bedroom units
 - 23 LIHTC units
 - 6 Market units
- Design Standards/Amenities
 - Brick/Stone exterior
 - Fiber cement/engineered wood siding
 - Attached garage for each unit
 - Fiber internet access for each unit
 - Washer and dryer in each unit



Metro Alternate: Flats at Orchard Place Bellevue, NE Sarpy County

- Mixed Income Family Development
- Section 811 PRA
- 19 units
 - 5 two-bedrooms (LIHTC)
 - 12 three-bedrooms (9 LIHTC, 3 Market)
 - 2 four-bedrooms (LIHTC)
- Design Standards/Amenities
 - Brick/Stone exterior
 - Fiber cement/engineered wood siding
 - Impact Resistant Polymer-modified shingle
 - Community Room
 - Washer and dryer in each unit
 - Ceiling fans with lights for each bedroom



Metro Alternate: Unity at Lake Omaha, NE Douglas County

- Mixed Income Senior Development
- 58 units
 - 11 one-bedroom units (8 LIHTC, 3 Market)
 - 47 two-bedroom units (38 LIHTC, 9 Market)
- Desing Standards/Amenities
 - Brick/Stone exterior
 - Fiber cement/engineered wood siding
 - Community Room
 - Storm shelter
 - Washer and dryer in each unit
 - Ceiling fans with lights in each bedroom





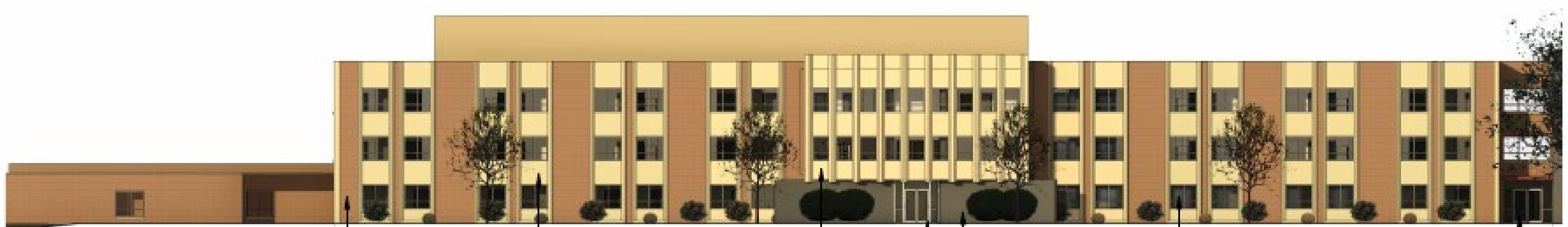
Non-Metro Recommendations

Liberty Campus WWII

Grand Island, NE

Hall County

- Mixed Income Adaptive Reuse
- Federal & State Historic Tax Credits
- 26 units
 - 10 one-bedrooms (4 LIHTC, 6 Market)
 - 16 two-bedrooms (LIHTC)
- Design Standards/Amenities
 - Brick/Stone exterior
 - Community room
 - Storm shelter
 - Kitchen pantry
 - Community laundry room
 - Indoor exercise equipment



Harvest at Kearney Meadows

Kearney, NE

Buffalo County



- Mixed Income Family Development
- 40 units
 - 19 two-bedrooms (15 LIHTC, 2 Market)
 - 17 three-bedrooms (13 LIHTC, 6 Market)
 - 4 four-bedrooms (LIHTC)
- Design Standards/Amenities
 - Brick/Stone exterior
 - Fiber cement/engineered wood siding
 - Polymer-modified or metal shingle roofing
 - Community room
 - Washer and dryer in each unit
 - Exterior Playground
 - Ceiling fans with lights in each bedroom

Pioneer Villas Minden, NE Kearney County

- Mixed Income Senior Development
- 20 two-bedroom units
 - 18 LIHTC
 - 2 Market
- Design Standards/Amenities
 - Brick/Stone exterior
 - Fiber cement/engineered wood siding
 - Washer and dryer in each unit
 - Storm shelter
 - Ceiling fans with lights in each bedroom
 - Attached garage in each unit



Schoolhouse Apartments

Ogallala, NE

Keith County

- Mixed Income Adaptive Reuse
- Section 811 PRA
- 40 units
 - 10 one-bedroom (8 LIHTC, 2 Market)
 - 20 two-bedroom (16 LIHTC, 4 Market)
 - 6 three-bedroom (4 LIHTC, 2 Market)
 - 4 four-bedroom (LIHTC)
- Design Standards/Amenities
 - Brick/Stone exterior
 - Fiber cement/engineered wood siding
 - Community room
 - Washer and dryer in each unit
 - Exterior playground
 - Exercise equipment

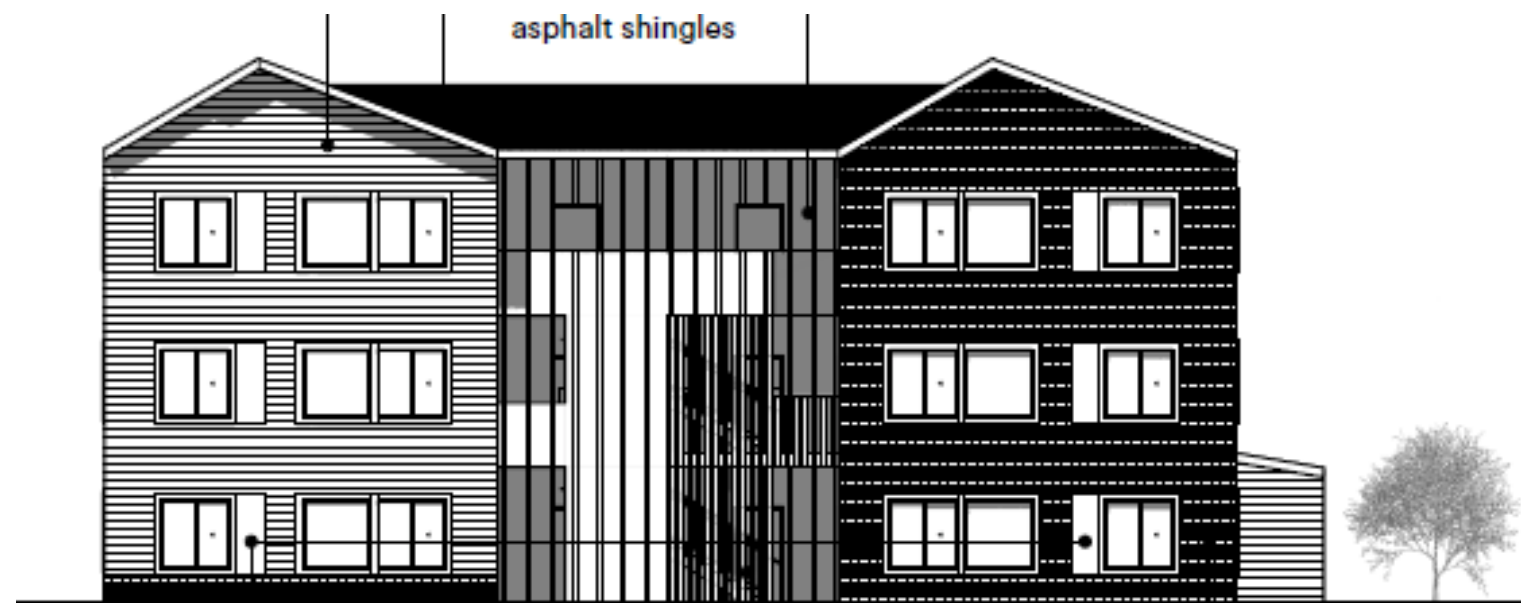


Non-Metro Alternate: Marketside Senior Villas Columbus, NE Platte County



- Mixed Income Development
- 34 units
 - 11 one-bedroom (8 LIHTC, 3 Market)
 - 19 two-bedroom (16 LIHTC, 3 Market)
 - 4 four-bedroom (3 LIHTC, 1 Market)

- Design Standards/Amenities
 - Fiber cement/engineered wood siding
 - Polymer-modified shingle
 - Community room
 - Kitchen pantry
 - Washer and dryer in each unit
 - Ceiling fans with lights in each bedroom
 - Dog park



Non-Metro Alternate: Prairie Run McCook, NE Red Willow County

- Mixed Income Development
- 34 units
 - 30 two-bedroom units (25 LIHTC, 5 Market)
 - 4 four-bedroom units (2 LIHTC, 2 Market)
- Design Standards/Amenities
 - Fiber cement/engineered wood siding
 - Polymer-modified shingle
 - Community Room
 - Kitchen Pantry
 - Washer and dryer in each unit
 - Ceiling fans with lights in each bedroom
 - Dog park



Non-Metro Alternate: Canteen District Villas North Platte, NE Lincoln County

- Mixed Income Senior Development
- 20 two-bedroom units
 - 16 LIHTC
 - 4 Market
- Amenities/Design Standards
 - Brick/Stone exterior
 - Fiber cement/engineered wood siding
 - Storm Shelter
 - Garage for each unit
 - Washer and Dryer in each unit



NIFA Staff Recommendations

Agenda Item #5

Recommend NIFA Board approval of a Motion to Approve Conditional Reservations for 2027 Low Income Housing Tax Credit (LIHTC) and Affordable Housing Tax Credit (AHTC) Programs.

MOTION

Whereas, the Nebraska Investment Finance Authority (“NIFA”) has completed its review of the applications for 9% federal low-income housing tax credits (“Section 42 Credits”) and Nebraska state low-income housing tax credits (“Nebraska Credits” and, together with the Section 42 Credits, collectively, the “Tax Credits”) pursuant to the Low Income Housing Tax Credit Program 2026/27/28 Qualified Allocation Plan – 2026/27/28 Housing Credit Allocation Plan for 9% LIHTC/AHTC (the “Qualified Allocation Plan”) – Competitive Cycle (2027 Tax Credits);

Whereas, said review was conducted pursuant to the Qualified Allocation Plan adopted by NIFA pursuant to a public process and approved by the Governor of the state of Nebraska;

Whereas, the Qualified Allocation Plan provides that NIFA conduct an evaluation to determine the appropriate amount, if any, of Tax Credits to be reserved, ranking alternate applicants in both metro and non-metro scoring pools and, subject to the discretion of NIFA, selecting alternate applicants (“Alternate Applicants”) from the applications submitted for conditional reservations in the event additional Tax Credits become available as described below; and

NOW, THEREFORE, BE IT RESOLVED BY THE NEBRASKA INVESTMENT FINANCE AUTHORITY THAT:

Collaborative Resource Allocation for Nebraska (CRANE)

- Public and Private Resources
- Technical Assistance
- Non-competitive
- Specific Eligibility Requirements
- Boost – 130%

NEBRASKA INVESTMENT FINANCE AUTHORITY LOW INCOME HOUSING TAX CREDIT PROGRAM



CRANE Application List - updated 8/5/26

Category	NIFA Project #	Development Name	Address	City	County	Applicant	Applicant Contact	Phone	Total Units	LIHTC Units	Mrkt Units	Estimated Cost	LIHTC / AHTC Requested	N / A N e w A q - C R / P o e h o s s a i t e b t				H O M E / H T F
1	7-1065	Arbor Flats	2510 S 61st St	Omaha	Douglas	Brinshore Development	Todd Lieberman	(224) 927-5061	55	40	15	\$ 20,086,487	\$ 990,000	✓		✓		
1	7-1094	Legacy Grove	96th & Cady Ave	Omaha	Douglas	New Visions Homeless Services	Brandy Waller	(402) 659-6738	46	41	5	\$ 19,000,000	\$ 1,149,123	✓		✓		
1	7-1129	Maple Lane	23rd & N Maple St	Wahoo	Saunders	Hoppe & Son	Jake Hoppe	(402) 489-1600	23	23	0	\$ 7,732,496	\$ 487,162	✓				
1	7-1100	Open Door Mission Phase I	2702 N 22nd St	Omaha	Douglas	Open Door Mission	Candace Gregory	(402) 829-1502	48	48	0	\$ 15,171,500	\$ 1,065,143	✓		✓		
1	7-1128	Flats at 18	1819 Howard St & 1819 St Mary's Ave	Omaha	Douglas	18HowardOwner, LLC	Neeraj Agarwal	(402) 981-3735	66	66	0	\$ 23,915,911	\$ 1,176,821	✓				✓
2	7-1097	ICC & Robbins	4352 S 39th Ave	Omaha	Douglas	Old School Apartments	Jim Posey	(402) 660-9700	40	40	0	\$ 10,877,500	\$ 503,545	✓				
Totals									278	258	20	\$ 96,783,894	\$5,371,794					

Arbor Flats Omaha, NE Douglas County

- Eligibility: Housing development in response to settlement agreements or consent decrees relating to housing deficiencies, housing discrimination or other housing
- 55 units
 - 23 one-bedroom (12 LIHTC, 11 Market)
 - 20 two-bedroom (15 LIHTC, 5 Market)
 - 12 three-bedroom (LIHTC)
- Design Standards/Amenities
 - Brick exterior
 - Community room
 - Washer and Dryer in each unit
 - Storm Shelter
 - Exterior Playground
- Supportive Services
 - Quarterly financial management classes
 - Quarterly onsite medical, dental or vision testing



CRANE Discussion Points

- Available 2027 credits – approximately \$2.3 million
- Provided a Conditional Reservation in May 2026 to The Brando for \$1,066,815 (2026/2027 credits)
- Five developments at a Category 1
 - Credits requested: \$4,868,249
 - Three non-profit applicants
- Developments at a Category 1
 - Arbor Flats – \$990,000
 - Legacy Grove – \$1,149,123
 - Maple Lane – \$487,162
 - Open Door Mission Phase I – \$1,065,143
 - Flats at 18 – \$1,176,821

- Dates Category 1 Status Achieved:
 - Arbor Flats – July 2025
 - Legacy Grove – October 2025
 - Maple Lane – December 2025
 - Open Door Mission Phase I – January 2026
 - Flats at 18 – March 2026

Recommendation

- Agenda Item #6: Provide a Conditional Reservation for the following development:
 - Arbor Flats: \$990,000 (2027 credits)

2027 Allocation Summary

Sources

2027 Low Income Housing Tax Credits (LIHTC)
National Pool
Returned Credits
2027 LIHTC Available

Competitive	CRANE	Total
\$ 4,836,693	\$ 2,056,815	\$ 6,893,508
		-
		-
\$ 4,836,693	\$ 2,056,815	\$ 6,893,508

			2027 LIHTC Allocation		2027 AHTC Allocation		Set Asides					
Uses		Recommended	Competitive	CRANE	Competitive	CRANE	Non-profit (10%)		Metro (50%)		Non-Metro (50%)	
<u>Reservation of Tax Credits</u>												
7-1136	BLK 1614 Development	\$ 397,513	\$ 397,513		\$ 397,513				\$ 397,513			
7-1148	Franklin Gardens LP	\$ 276,522	\$ 276,522		\$ 276,522		\$ 276,522		\$ 276,522			
7-1150	144 Fort, LLC	\$ 944,280	\$ 944,280		\$ 944,280				\$ 944,280			
7-1151	Flora Senior Lofts	\$ 477,307	\$ 477,307		\$ 477,307				\$ 477,307			
7-1131	Emerald View Apts II	\$ 830,857	\$ 175,212		\$ 175,212		\$ 175,212		\$ 175,212			
7-1142	Liberty Campus WWII	\$ 356,604	\$ 356,604		\$ 356,604						\$ 356,604	
7-1143	Harvest at Kearney Meadows	\$ 848,823	\$ 848,823		\$ 848,823						\$ 848,823	
7-1135	Pioneer Villas	\$ 440,452	\$ 440,452		\$ 440,452						\$ 440,452	
7-1153	Schoolhouse Apartments	\$ 920,000	\$ 920,000		\$ 920,000						\$ 920,000	
Total - Competitive Reservations			\$ 4,836,693	\$ -	\$ 4,836,693	\$ -	\$ 451,734	6.55%	\$ 2,270,814	46.95%	\$ 2,565,879	53.05%
<u>Forward Commitments from Supplemental Allocations</u>												
Sub Total - Forward Commitments\Supplementals from 2025			\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%
Total - Competitive Reservations & Competitive Forward Allocations			\$ 4,836,693	\$ -	\$ 4,836,693	\$ -	\$ 451,734	6.55%	\$ 2,270,814	46.95%	\$ 2,565,879	53.05%
<u>CRANE Reservations</u>												
7-1065	Arbor Flats	\$ 990,000		\$ 990,000		\$ 990,000 \$ - \$ -	\$ 990,000					
<u>CRANE Forward Commitments from 2026 & Supplemental Allocations</u>												
7-1102	The Brando	\$ 1,158,240		\$ 1,066,815		\$ 1,066,815	\$ 1,066,815					
Total - CRANE Reservations & CRANE Forward Allocations\Supplementals			\$ -	\$ 2,056,815	\$ -	\$ 2,056,815	\$ 2,056,815	29.84%	\$ -	0.00%	\$ -	0.00%
Total Reservations			\$ 4,836,693	\$ 2,056,815	\$ 4,836,693	\$ 2,056,815	\$ 2,508,549	36.39%	\$ 2,270,814	32.94%	\$ 2,565,879	37.22%
Balance to Allocate			\$ -	\$ -	\$ -	\$ -						

CRANE Forward Commitments

\$ -
\$ -

\$ -

\$ -

Competitive Forward Commitments

\$ -

7-1131 Emerald View Apts II \$ 655,645
\$ 655,645

Questions?

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