

2014 Entry Form
(Complete one for each entry.)

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name Victory Apartments: A Home for Veterans

HFA Nebraska Investment Finance Authority (NIFA)

Submission Contact Robin Ambroz

Phone 402-434-2947 Email robin.ambroz@nifa.org

Qualified Entries must be received by **Tuesday, July 1, 2014.**

For more information about Qualified Entries, [click here to access the 2014 Entry Rules.](#)

Use this header on the upper right corner of each page.

HFA Nebraska Investment Finance Authority

Entry Name Victory Apartments: A Home for Veterans

Communications	Homeownership	Rental Housing	Special Needs Housing
<input type="checkbox"/> Annual Report <input type="checkbox"/> Promotional Materials and Newsletters <input type="checkbox"/> Creative Media	<input type="checkbox"/> Empowering New Buyers <input type="checkbox"/> Home Improvement and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Multifamily Management <input type="checkbox"/> Preservation and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input checked="" type="checkbox"/> Combating Homelessness <input type="checkbox"/> Housing for Persons with Special Needs
Legislative Advocacy	Management Innovation	Special Achievement	Are you providing visual aids?
<input type="checkbox"/> State Advocacy <input type="checkbox"/> Federal Advocacy	<input type="checkbox"/> Financial <input type="checkbox"/> Human Resources <input type="checkbox"/> Operations <input type="checkbox"/> Technology	<input type="checkbox"/> Special Achievement	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

2014 NCSHA Annual Awards for Program Excellence

HFA: Nebraska Investment Finance Authority

Entry Name: Victory Apartments – A Home for Veterans

"The President and I are personally committed to ending homelessness among Veterans within the next five years. I learned long ago that there are never any absolutes in life, and a goal of zero homeless Veterans sure sounds like an absolute. But unless we set ambitious targets for ourselves, we would not be giving this our very best efforts. No one who has served this Nation as a Veteran should ever be living on the street."

-Eric K. Shinseksekseki, Secretary of Veterans Affairs

Introduction

Victory Apartments & Offices is a 90 - unit permanent, supportive housing project developed by America First Real Estate Group, LLC in partnership with the United States Department of Veterans Affairs and Grace University. The City of Omaha, U.S. Bank National Association, Nebraska Investment Finance Authority, and the Douglas County Housing Authority provided financing support for the project.

Location of Development

Victory Apartments is located at 825 Dorcas Street, Omaha, Nebraska, just ½ mile south of Omaha’s resurgent downtown. The project was ambitious, involving the complete rehabilitation of the 65-year old Our Lady of Victory Wing of St. Joseph Hospital, one of the first hospitals in the State of Nebraska. The six-story, 100,000 square foot building had been vacant for 13 years and was uninhabitable. Renamed “Victory Apartments” the building now includes 90 newly renovated units on the third through sixth floors. Specifically designed to serve homeless or near-homeless Veterans of the U.S. military, the 65 one-bedroom units and 25 studio apartments offer a unique blend of housing and services under one roof.

The rehabilitation work included the complete demolition of the interior infrastructure and remake of the building. With expansive views of downtown Omaha and the Missouri River Valley, the apartment units offer high quality, affordable living for Veterans. Within a few months of its completion, the apartments were 100% occupied by Veterans, and the property now maintains a waiting list of approximately 45 people.

Resident Services

Recognizing that supportive services are an essential component of serving the Veteran community, the first and second floors of the building are dedicated to providing assistance to the residents of Victory Apartments and Veterans residing in the greater Omaha area.

Grace University, the prior owner of the building, has located its Counseling Department on the newly renovated first floor of the building and the University’s Psychology professors provide free counseling services residents of Victory Apartments.

2014 NCSHA Annual Awards for Program Excellence

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The Omaha Veterans Affairs Medical Center leased the second floor of the building and re-located its Community Resource and Referral Center (CRRC) to the building. The CRRC offers a variety of homeless outreach and supportive services to Veterans that include case management, mental health counseling, vocational rehabilitation, a food pantry, and primary medical care and substance abuse services. As part of the relocation, the VA clinical offices have moved fifty of their employees to the Victory Apartments building. With the VA staff and services co-located in the building, the residents have ready access to a continuum of services to assist them with acquiring and remaining in safe affordable housing. The development team also worked with the Douglas County Housing Authority to project-base housing vouchers for every unit at Victory Apartments.

Design Features

As the development team envisioned new uses for the building, top priority was given to energy efficient design and the resulting economic impact and comfort of the residents. As part of the renovation, high performance windows were installed, recycled-content carpet was laid, Energy Star rated appliances were installed, and low VOC interior paints were used throughout the building. The common corridor areas are heated and cooled by a high efficiency, variable refrigerant flow system. Energy recovery ventilation units are in use in the lower floor classroom spaces. These units recover energy from outgoing exhaust air in order to pre-heat and pre-cool incoming outdoor air for the classrooms. Exterior features include significant, low water landscaping and photocell or timer controlled lighting.

Amenities for the residents include a fully equipped 7,000 square foot gymnasium/fitness center and a community room located on the first floor. The building also includes community laundry rooms, a storm shelter, and high-speed internet access for each apartment. The exterior courtyard has been brought to life with new landscaping and an outdoor fireplace for residents to enjoy.

Community Support

The renovation of the once vacant and uninhabitable building into Victory Apartments was truly a community effort. An enormous amount of support was generated, fostering strong partnerships among America First Real Estate Group, the City of Omaha, the surrounding neighborhood, the Douglas County Housing Authority, the VA, Grace University, and multiple funding sources. Providing safe, clean and affordable housing for our Veterans is a goal that the community of Omaha enthusiastically embraced. Victory Apartments has now been the catalyst for several other proposed developments intended to serve Veterans.

One of the unique and heartfelt displays of support came during the grand opening for Victory Apartments. New residents were presented with patriotic welcome wreaths for their apartments that were hand-made by residents of an assisted living facility operated by the Douglas County Housing Authority. U.S. Senator Deb Fisher

2014 NCSHA Annual Awards for Program Excellence

HFA: Nebraska Investment Finance Authority

Entry Name: Victory Apartments – A Home for Veterans

and Congressman Lee Terry also participated in the ground breaking and ribbon cutting ceremonies, along with numerous other dignitaries from the City of Omaha and U.S. Department of Veterans Affairs.

Financing

As evidence of the strong support from the City of Omaha, Tax Increment Financing (TIF) was contributed in the amount of \$715,000. The City also awarded \$300,000 in HOME funds for the renovation of Victory Apartments. The development received an allocation of Low Income Housing Tax Credits from the Nebraska Investment Finance Authority (NIFA) in the annual amount of \$950,755. These credits generated an equity investment of just over \$9.1 million from U.S. Bank, which also provided the first mortgage loan of approximately \$1.8 million. America First Real Estate Group also contributed nearly \$300,000 in equity and deferred fees.

One of the most important ongoing financial aspects of Victory Apartments is the commitment from Douglas County Housing Authority. The Housing Authority received approval from the U.S. Department of Housing and Urban Development (HUD) to designate a combination of Veteran Affairs Supportive Housing (VASH) vouchers and Housing Choice Vouchers as project-based rental assistance for all 90 units. This commitment ensures that the Veteran residents of Victory Apartments will pay no more than 30% of their income for rent. In turn, this will allow residents to obtain services and seek employment without being overburdened with the cost of securing a safe place to call home.

Development Costs

Victory Apartments was completed in August of 2013, two months ahead of schedule and under budget at just over \$12.2 million in total development costs. Although originally conceived as only 80 apartment units, the development team was able to create enough budgetary savings to add 10 more homes for Veterans, bringing the project to a total of 90 units.

The ultimate cost per square foot was \$122.33, well below the average cost per square foot of \$130.07 for Low Income Housing Tax Credit applications in Nebraska Investment Finance Authority's 2012 application cycle.

Conclusion

With the support and hard work of many local and federal partners, Victory Apartments has transformed the previously vacant and deteriorating building into a thriving center of housing, Veteran services and educational resources serving the community of Omaha and those who have served our country.

Please see the **You Tube** Video (published April 18, 2014)

<https://www.youtube.com/watch?v=RzntjF6but4>

2014 NCSHA Annual Awards for Program Excellence
HFA: Nebraska Investment Finance Authority
Entry Name: Victory Apartments – A Home for Veterans

DEB FISCHER
NEBRASKA

SUITE SH-825
HART BUILDING
WASHINGTON, DC 20510-2708
(202) 224-6551

United States Senate

March 21, 2014

Nebraska Investment Finance Authority (NIFA)
Attention: Robin Ambroz
1230 "O" Street, Suite 200
Lincoln, NE 68508-1402

Dear Ms. Ambroz:

I had the honor last fall of participating in the ribbon cutting and grand opening of Victory Village in Omaha. Please add my strongest endorsement to your effort to secure the Charles L. Edson Tax Credit Excellence Awards Program recognition for this coordinated community, state, and federal effort.

Military veteran homelessness is a major issue. General Eric Shinseki, Secretary of Veterans Affairs, is pursuing a goal to eliminate veteran homelessness before 2016. Victory Village in Omaha is providing 90 residential units to veterans of all ages and office space for critical Omaha VA hospital services.

Most unique about this effort was the integration of planning and resources by private and public entities. The City of Omaha and Douglas County worked with the Nebraska Investment Finance Authority, the federal Department of Veterans Affairs, the Department of Housing and Urban Development (HUD), and in cooperation with Grace University, America First Real Estate, and U. S. Bank to secure the \$16 million for the project.

Victory Apartments is a shining example of innovation and the kind of cooperative private/public projects needed throughout the nation to help grow the economy, while also providing needed incentives for low income housing and helping our military veterans. I hope my endorsement in some way helps secure this prestigious award for the Victory Village project—one that Omaha, the state of Nebraska, and veterans will be proud of for years to come.

Sincerely,



Deb Fischer
United States Senator

2014 NCSHA Annual Awards for Program Excellence
HFA: Nebraska Investment Finance Authority
Entry Name: Victory Apartments – A Home for Veterans

EXHIBIT 107 - Subsidies / Public Funds



City of Omaha
Jim Suttle, Mayor

Office of the Mayor
1819 Farnam Street, Suite 300
Omaha, Nebraska 68183-0300
(402) 444-5000
FAX: (402) 444-6059

August 17, 2011

Mr. Timothy Kenny
Executive Director
Nebraska Investment Finance Agency
1230 "O" Street, Suite 200
Lincoln, NE 68508-1402

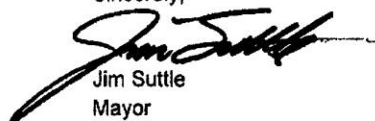
Re: Victory Apartments
819 Dorcas Street, Omaha, Nebraska

Dear Mr. Kenny:

On behalf of the City of Omaha I wish to express the City's support for the Victory Apartments affordable housing project proposed by America First Real Estate Group. The Project is consistent with the current Omaha Housing Development Strategies and will provide needed affordable, safe housing for the Veterans of our armed forces in community of Omaha. The City is dedicated to the creation of housing for the men and women of the Armed Forces who have served our Country in order for us to preserve the freedom we have to today.

Please feel free to contact me or James Thele with the City of Omaha Planning Department if you have any questions.

Sincerely,


Jim Suttle
Mayor

2014 NCSHA Annual Awards for Program Excellence
HFA: Nebraska Investment Finance Authority
Entry Name: Victory Apartments – A Home for Veterans



City of Omaha
Jim Suttle, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

R. E. Cunningham, RA, F.S.A.M.E.
Director

December 5, 2011

Mr. Timothy Kenny
Executive Director
Nebraska Investment Finance Agency
1230 "O" Street, Suite 200
Lincoln, NE 68508-1402

Re: Victory Apartments
819 Dorcas Streets, Omaha NE

Dear Mr. Kenny,

The City of Omaha supports of the Victory Apartments Project for veteran housing. This project will provide 80 units of affordable housing and supportive services while completely rehabilitating the former Our Lady of Victory Wing of St. Joseph Hospital currently owned by Grace University.

Subject to approval of the replat of the site, submission of the tax increment financing (TIF) application and TIF Committee approval, this project is eligible for TIF to assist the Victory Apartments Project.

If you have additional questions, please feel free to contact me.

Sincerely,

Bridget A. Hadley
Planning Department - Economic Development

C: Ken Johnson, Sr., Economic Development Manager

2014 NCSHA Annual Awards for Program Excellence
HFA: Nebraska Investment Finance Authority
Entry Name: Victory Apartments – A Home for Veterans



City of Omaha
Jim Suttle, Mayor

January 12, 2012

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

R. E. Cunningham, RA, F.S.A.M.E.
Director

Timothy Kenny
Executive Director
Nebraska Investment Finance Authority (NIFA)
200 Commerce Court
1230 "O" Street
Lincoln, NE 68508-1402

Re: Exhibit 107
CRANE Program
Victory Apartments
NIFA LIHTC No. 7-00779

Dear Mr. Kenny:

This letter is acknowledgement that America First Real Estate Group, LLC has applied for HOME Program funding from the City of Omaha.

The City of Omaha has completed its review of the application. Subject to final City Council approval, the City of Omaha will amend its Consolidated Plan to allocate \$300,000 in HOME Program funds to the above referenced Victory Apartments project.

The proposed terms of the \$300,000 loan are 6% interest, 20 year term with mortgage payments deferred for 15 years. The loan will be subordinate to permanent loan financing in the approximate amount of \$1,953,424.

The Victory Apartments will help meet the needs of low-income households identified in our Consolidated Plan. Additionally, the Victory Apartments project will enhance 13th Street, which is designated as an Area of Civic Importance.

Please call me at (402) 444-5206 if you have any questions.

Sincerely,

James R. Thele
Assistant Director
Housing and Community Development

2014 NCSHA Annual Awards for Program Excellence
HFA: Nebraska Investment Finance Authority
Entry Name: Victory Apartments – A Home for Veterans



02-13963

PIH Voucher Programs

02:52:12 p.m. 03-27-2012

1/2



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

MAR 26 2012

Ms. Joan Bertolini
Chief Executive Officer
Douglas County Housing Authority
5404 North 107 Plaza
Omaha, NE 68134-1100

Dear Ms. Bertolini

This is in response to the Douglas County Housing Authority's (DCHA) proposal of February 13, 2012, and email of March 5, 2012, to project-base 55 Housing Choice Vouchers and 25 of its HUD-Veterans Affairs Supportive Housing (VASH) vouchers. It should be noted that currently DCHA has 25 HUD-VASH vouchers, but has been invited to apply for an additional 40 HUD-VASH vouchers. This proposal was reviewed in accordance with the requirements of PIH Notice 2011-50 (*Project-Basing HUD-Veterans Affairs Supportive Housing Vouchers*). The proposed Victory Apartments Project when renovated will include 57 one-bedroom and 23 studio apartments. Rehabilitation should be completed by April 2013 when leasing will begin.

Your proposal adequately addressed all six review factors of section 2 of the aforementioned notice and is, therefore, approved. However, this approval is only applicable to the 25 HUD-VASH vouchers. In your email of March 16, 2012, it was noted that DCHA would shelve 25 of the new allocation of HUD-VASH vouchers. Please note that DCHA is not required to shelve any HUD-VASH vouchers or regular vouchers if it can ensure that these vouchers will be available when the project is completed. DCHA will have to take turnover of HUD-VASH and regular vouchers into consideration when making this determination.

Please note that attaching a total of 25 HUD-VASH vouchers and 55 regular vouchers to this 80-unit project will exceed 25 percent of the units that may have PBV assistance attached to a project in accordance with section 8(13)(D)(i) of the United States Housing Act of 1937 as amended by the Housing and Economic Recovery Act (HERA) of 2008. However, the statute provides that the cap may be exceeded for units that are specifically made available for elderly families, disabled families or families receiving supportive services. You confirmed on March 5, 2012, that all units at the Victory Apartments Project will receive extensive supportive services through the Veterans Administration. Therefore, all of the units at this project may have PBV attached once DCHA's administrative plan is amended, if applicable, in accordance with section 2.a.(3) of Notice PIH 2011-54 (*Guidance on the Project-Based Voucher Program*).

In regard to item 2.c., the DCHA must issue the family a voucher to move in accordance with section 3 of PIH Notice 2011-50. This section that addresses continued assistance for families that move from project-based voucher (PBV) units applies regardless of whether or not the family requires case management.

www.hud.gov

espanol.hud.gov

Received Time Mar. 27. 2012 1:38PM No. 1325

2014 NCSHA Annual Awards for Program Excellence

HFA: Nebraska Investment Finance Authority

Entry Name: Victory Apartments – A Home for Veterans

2024013963

PIH Voucher Programs

02:52:39 p.m. 03-27-2012

2 / 2

Please note that all PBV units are subject to the requirements of 24 CFR part 983 as well as both aforementioned notices.

Should you wish to discuss this matter further, please contact Phyllis Smeikinson, Housing Program Specialist, Housing Voucher Management and Operations Division, at (202) 402-4138.

Sincerely,

Milan M.
Deputy Secretary for Public
Housing and Voucher Programs

Received Time Mar. 27. 2012 1:38PM No. 1325

2014 NCSHA Annual Awards for Program Excellence
HFA: Nebraska Investment Finance Authority
Entry Name: Victory Apartments – A Home for Veterans



City of Omaha
Jim Suttie, Mayor

RECEIVED
12 AUG 24 AM 11:03
CITY CLERK
OMAHA, NEBRASKA

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

R. E. Cunningham, RA, F.SAME
Director

September 11, 2012

Honorable President

and Members of the City Council,


The attached Ordinance transmits a Redevelopment Agreement between Victory Apartments, LLC and the City of Omaha for a redevelopment project located at 825 Dorcas Street. The Redevelopment Agreement implements the Victory Apartments, LLC Tax Increment Financing (TIF) Redevelopment Project Plan which proposes to completely rehabilitate the interior of the six-story structure to build-out offices and residential units. The first two floors will have a commercial use and be occupied by the Grace University Psychology Department, Veteran's Administration clinical space and outreach programs for veterans and other office uses. The remaining floors will be comprised of 80 residential units targeted for at-risk U.S. Military Veterans

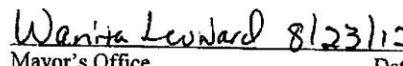
The Redevelopment Agreement authorizes the City's participation in the redevelopment by providing up to \$715,000.00 in Tax Increment Financing (TIF) that will be used to offset the costs of acquisition, rehabilitation, architectural and engineering, and also includes \$10,000.00 of the TIF allocation towards public improvements along the 10th Street Corridor. The estimated total project cost is in excess of \$17,234,000.00.

Your favorable consideration of this Ordinance will be appreciated.

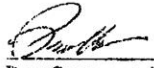
Respectfully submitted,

Referred to City Council for Consideration:


R. E. Cunningham, RA, F. SAME 23 Aug 2012 Date
Planning Director BAH


Wanita Leonard 8/23/12
Mayor's Office Date

Approved:


Pam Spaccarotella 8.23.12 Date
Finance Director


Robert G. Stubbe, P.E. 8.23.12 Date
Public Works Director

1754 dth

2014 NCSHA Annual Awards for Program Excellence

HFA: Nebraska Investment Finance Authority

Entry Name: Victory Apartments – A Home for Veterans

ORDINANCE NO. 39464

AN ORDINANCE approving a redevelopment and tax increment financing loan agreement between the City of Omaha and Victory Apartments, L.L.C., a Nebraska limited liability company to implement the Victory Apartments, L.L.C., Tax Increment Financing (TIF) Redevelopment Project Plan at the project site located at 825 Dorcas Street; the plan proposes to completely rehabilitate the interior of the six-story structure to build-out offices and residential units; the agreement authorizes the use of up to \$715,000.00 in excess ad valorem taxes (TIF) generated by the redevelopment to help offset the costs of acquisition, rehabilitation, architectural and engineering fees, and also includes \$10,000.00 of the TIF allocation towards public improvements along the 10th Street Corridor; and providing for an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA;

Section 1. The Mayor is hereby authorized to execute, and the City Clerk to attest, the attached Redevelopment Agreement between the City of Omaha and Victory Apartments, L.L.C., a Nebraska limited liability company to authorize the use of up to \$715,000.00 in TIF to offset the costs of acquisition, rehabilitation, architectural and engineering fees, and also includes \$10,000.00 of the TIF allocation towards public improvements along the 10th Street Corridor; estimated total project cost in excess of \$17,234,131.00, in addition to any other documents necessary or appropriate to implement the Redevelopment Agreement or to consummate the loan.

Section 2. Said Redevelopment Agreement contains obligations undertaken pursuant to the Nebraska Community Development Law and Sections 18-2147 through 18-2150, and, are not otherwise obligations of the City of Omaha.

2014 NCSHA Annual Awards for Program Excellence

HFA: Nebraska Investment Finance Authority

Entry Name: Victory Apartments – A Home for Veterans

ORDINANCE NO. 39464
PAGE 2

Section 3. This Ordinance shall be in full force and take effect upon the date of its passage.

INTRODUCED BY COUNCILMEMBER

Thomas Mulligan

APPROVED BY:

Jim Suttle 9/27/12
MAYOR OF THE CITY OF OMAHA DATE

PASSED SEP 25 2012 7-0

ATTEST:

Buster Brown 9/27/12
CITY CLERK OF THE CITY OF OMAHA DATE

APPROVED AS TO FORM:

[Signature] 9/24/12
ASSISTANT CITY ATTORNEY DATE

1754 dlh

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's Office.

[Signature]
Buster Brown, City Clerk, City of Omaha

2014 NCSHA Annual Awards for Program Excellence
HFA: Nebraska Investment Finance Authority
Entry Name: Victory Apartments – A Home for Veterans



DEPARTMENT OF VETERANS AFFAIRS
NEBRASKA-WESTERN IOWA HEALTH CARE SYSTEM

Omaha
4101 Woolworth Avenue
Omaha NE 68105-1873

Lincoln
600 S 70th Street
Lincoln NE 68510-2493

Grand Island
2201 N Broadwell Avenue
Grand Island NE 68803-2196

In Reply Refer To: 636/

December 11, 2013

Tim Kenny
Executive Director
Nebraska Investment Finance Agency
1230 "O" Street, Suite 200
Lincoln, NE 68508-1402

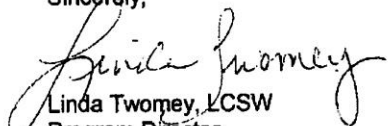
Dear Mr. Kenny,

This letter is in regards to Victory Apartments development by America First. The VA Nebraska-Western Iowa Health Care System began occupying 9,980 square feet located on the second floor of the property at 825 Dorcas Street in Omaha on July 15th, 2013. A lease agreement was signed on September 28, 2011 for 5 years with an additional five-year lease option for a total of 10 years. The yearly cost of the lease is approximately \$235,000.

In the VA leased space clinical programs provide support to Veterans who are lease holders. This support includes, but is not limited to, case management, primary care, vocational rehabilitation, mental health assessment and therapy, food pantry/material assistance, and access to phones and computers. Veterans can also access transportation to the nearby VA Medical Center campus by assistance of the Disabled American Veterans Transportation Assistance Program.

Victory Apartments is a wonderful home for 90 Veterans and we are happy to be part of a development that is making such a big impact in ending homelessness for Veterans in Omaha. Please contact me if you have questions and/or need additional assistance at (402)995-5124.

Sincerely,


Linda Twomey, LCSW
Program Director
Mental Health Specialty Programs

2014 NCSHA Annual Awards for Program Excellence

HFA: Nebraska Investment Finance Authority

Entry Name: Victory Apartments – A Home for Veterans

Exhibit 207 - Amenities (Revised)

Certification Amenities

Project: Victory Apartments
819 Dorcas St.
Omaha, Nebraska 68108

Architect: Nate Gieselman

Date of issuance: December 6th, 2013

I/We certify that:

I/We are a duly licensed architect and will act in such capacity for the above referenced project.

I/we certify that it is our intent and to be the best of our knowledge that the Victory Apartment Project includes all the amenities indicated in our submittal.


- On-site furnished community room with a minimum of 600 square feet.
- Storm Shelter for all units in the development.
- Community laundry room.
- Dishwasher in each unit.
- High-speed internet access and service for each unit.
- Electronic security system for all exterior doors.

Alley Poyner Macchietto Architecture
1516 Cuming Street
Omaha, NE 68102
402-341-1544

Name, Address & Phone No.

By: Nate Gieselman, AIA, Architect

Typed Name & Title of Authorized Person



Signature of Authorized Person

Resubmitted
12.18.13

Exhibit 202 – Design Standards & Landscaping Plan (Revised)

Certification of Design Standards

Project: Victory Apartments
819 Dorcas Street
Omaha, Nebraska 68108

Architect: Nate Gieselman

Date of Issuance: December 6th, 2013

I/We certify that:

I/We are a duly licensed architect and will act in such capacity for the above referenced project.

I/We certify that it is our intent and to be the best of our knowledge that the Victory Apartment Project has met all the green standards as indicated in our submittal.

- Buildings have solid brick or natural stone exterior finish material in excess of 25% of the exterior wall surface on the whole elevation of the building.
- Development has significant landscaping on the street-visible elevations.
- 20% or more of the units meet the "visibility" design standards as defined by the Nebraska Assistive Technology Partnership.
- Buildings include exterior additions, such as new windows and finish upgrades.
- The roofing and siding of all buildings exceed the relevant standards set by the American Society for Testing and Material (ASTM).

Alley Poyner Macchietto Architecture

1516 Cuming Street

Omaha, NE 68102

402-341-1544

Name, Address & Phone No.

By: Nate Gieselman, Architect

Typed Name & Title of Authorized Person



Signature of Authorized Person

2014 NCSHA Annual Awards for Program Excellence
HFA: Nebraska Investment Finance Authority
Entry Name: Victory Apartments – A Home for Veterans

Resubmitted
12.18.13

Exhibit 211 – Green Standards (Revised)

Certification of Green Standards

Project: Victory Apartments
819 Dorcas Street
Omaha, Nebraska 68108

Architect: Nate Gieselman

Date of Issuance: December 6th, 2013

I/We certify that:

I/We are a duly licensed architect and will act in such capacity for the above referenced project.

I/We certify that it is our intent and to be the best of our knowledge that the Victory Apartment Project has met all the green standards as indicated in our submittal.

- All windows have a minimum R-value of 2.86 or a maximum U-value of .35
- All exterior lighting is photocell or timer controlled.
- All carpet includes recycled-content carpet pad and carpet.
- All interior paints and finishes contain less than 2.50 grams/liter of VOCs.
- All installed appliances are EnergyStar rated.
- Development utilizes water conservation techniques, such as water-efficient appliances and fixtures, low water landscaping and irrigation.
- Builder followed a written waste reduction, recycle, and reuse plan.

Alley Poyner Macchietto Architecture

1516 Cuming Street

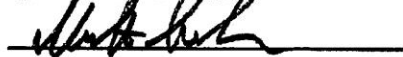
Omaha, NE 68102

402-341-1544

Name, Address & Phone No.

By: Nate Gieselman, Architect

Typed Name & Title of Authorized Person



Signature of Authorized Person

WORLD-HERALD (AM)

OMAHA, Nebraska

Date: Monday, October 28, 2013
Frequency: DAILY
Circulation: 187,976
Clip Size: 59.77 sq. inches
Ad Rate: \$191.82
Page/Section: D 0001



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Renovated building provides more than apartments for veterans

Grace University and the VA rent space in the facility, which is helping revitalize a neighborhood south of downtown Omaha.

By CINDY GONZALEZ
WORLD-HERALD STAFF WRITER

A 110,000-square-foot building — that for a decade stood essentially empty and deteriorating on a storied site south of downtown Omaha — is now bustling around-the-clock with veteran apartment dwellers, federal employees and college life.

The \$16 million transformation of a former wing of the old St. Joseph Hospital is uncommon in the collection of private and public partners that came together to revive the brick structure anchored by the Victory Apartments.

Other parts of the six-story structure at Eighth and Dorcas Streets are leased to the Department of Veterans Affairs for clinical and support services, and to Grace University for classrooms and staff.

While officials view the project as a jewel for area vets, they said it also helps revitalize the aging residential neighborhood around it — and continues a southward buildup of the corridor that connects the Old Market and world-class Henry Doorly Zoo.

"It's just energized this area," said Tom McLeay of America First Real Estate Group, which is the project's developer and owner.

Since the Victory building's formal opening last month, service and neighborhood groups have delivered welcome wreaths and gift baskets for new veteran tenants who range from age 22 to 82.

One community group has promised to deliver smoked turkeys for Thanksgiving.

Others continue to call, said property manager Tom York, with requests about what they can do for the residents who he said have become a symbol of American pride and loyalty to country.

"We're constantly getting that," York said. "These are the little things that help them get back on their feet."

The rehabilitation of the apartment building — originally erected around 1950 as St. Joseph Hospital's Our Lady of Victory Wing — was a project three years in the making, McLeay said.

Previously owned by Grace University, the building is on a broader campus that started in 1870 with the original St. Joseph Hospital. The hospital has been replaced by the privately run St. Joseph Villa, which is surrounded by an assisted-living facility and other building space that Grace University leases to human service organizations.

A huge arch from the old hospital stands at the entrance to the rehabbed apartment building.

In cooperation with the VA Nebraska-Western Iowa Health Care System and Grace University, America First Real Estate gutted the interior of the apartment building, replacing electrical and mechanical systems and outfitting the 90 residential units expected to be full within two months.

Grace University now leases 11,000 square feet of the building's ground level for its psychology department. The VA rents 10,000 square feet on the second floor for 50 employees and offices.

Upper floors contain the vet housing made affordable through rent vouchers provided by the U.S. Housing and Urban Development and Douglas County Housing Authority.

Veterans also have a community room and a 7,000-square-foot refurbished gym with fitness equipment and movie screen.

Finishing a month ahead of schedule and

with 10 more apartments than planned, Nebraska's HUD director Earl Redrick said: "Victory Apartments represent a phenomenal example of collaborative partnerships within the Omaha community."

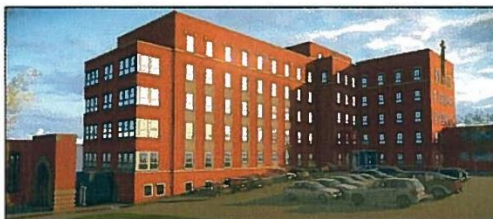
Also contributing to the financing package were the Nebraska Investment Finance Authority, which provided housing tax credits, U.S. Bank and the City of Omaha.

York, who is retired from the U.S. Air Force, said he expects on-site support services and the group setting to provide many residents the boost they need.

Already he has seen connections being made. The apartment floor plans are named after 14 different military bases, and that has given rise to interesting conversations about veterans' backgrounds.

"It's an icebreaker for the vets," York said, "and helps build that camaraderie."

Contact the writer: 402-444-1224, cindygonza@owh.com



A former wing of the old St. Joseph Hospital at Eighth and Dorcas Streets, shown in a rendering here, is now a mix of apartments for veterans, classrooms for Grace University and offices for the Department of Veterans Affairs.

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Partnering to Help Homeless Veterans



VA NWHCS' new Community Resource and Referral Center is located at 825 Dorcas St. in Omaha, adjacent to the Victory Apartments, which is affordable housing for homeless and low-income Veterans. A grand opening was held for both Sept. 5

By Will Ackerman
Monday, October 21, 2013

VA Nebraska-Western Iowa Health Care System and America First Realty Group celebrated a combined grand opening for the new location of the Mental Health Specialty Service Community Resource and Referral Center (CRRC) and adjacent affordable housing development called Victory Apartments Sept. 5 at 825 Dorcas St. in Omaha.

"This is the best example of a private-public partnership," said Dr. Marci Mylan, NWHCS director, during the ceremony. "It provides Veterans safe, dignified housing."

Nearly 200 people attended the event including Sen. Deb Fischer, various community leaders, and representatives from Veteran service organizations, VA, the Department of Housing and Urban Development, the city of Omaha, Douglas County Housing Authority, and the office of Rep. Lee Terry.

Staff at the CRRC provide an array of services for eligible Veterans including job skills assistance, Veterans justice outreach and casemanagement.

The CRRC also provides Veterans access to washers and dryers and showers on a limited basis.

VA NWHCS was one of the first pilot sites within the Veterans Health Administration to open a CRRC in 2011. The CRRC was located in Building D on the VA NWHCS, Omaha medical center campus at 4101 Woolworth Ave. However, the Mental Health Specialty Service outgrew the original space.

"Since 2008 when NWHCS first started its homeless services programs, we didn't have space to collocate a lot of services together for coordinated, collaborative care," said Linda Twomey, director of the Mental Health Specialty Service. "This center meets that need."

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Entry Name: Victory Apartments – A Home for Veterans

Partnering to Help Homeless Veterans - VA Nebraska-Western Iowa Health Care System Page 2 of 2

The operating hours are from 8 a.m. to 4:30 p.m., Monday to Friday, excluding federal holidays. An additional service available through the CRRC is a VA Food Pantry. The pantry is open on the first and third Wednesdays of every month from 10 a.m. to noon. Veterans with a need, especially those who are low-income, near homeless, or homeless and not living in a shelter are eligible to use the pantry. The pantry provides items that include canned foods, grains, meats and bread. Fresh produce is available in season. Hygiene products also are available upon request. Veterans who wish to use the pantry must show a valid state identification card or a piece of mail postmarked within the past 60 days that shows their name and Nebraska address.

For more information about the CRRC or the VA Pantry, call 402-995-4010.

Victory Apartments provides affordable housing to Veterans eligible for VA health care services. Veterans can rent the apartments through the HUD-VA Supportive Housing program, which was designed to move Veterans and their families out of homelessness and into permanent housing.

Twomey said the apartments help area Veterans overcome one of the major causes of homelessness—affordable housing – and they are adjacent to VA services.

"The Veterans who will be housed in Victory Apartments, receiving services through the VA center, often have greater barriers to accessing services that include transportation, affordable housing and the sense of getting lost in the bigger VA system," Twomey said. "Colocating services in the community will hopefully reduce these barriers."

The apartment complex features 65 one-bedroom units, 25 studios, a 7,000-square foot gymnasium, fitness facility and a resident community room.

U.S. Army Veteran and Victory Apartment resident Charles Pittman said if not for VA and this development, he wouldn't be where he is today.

"Thanks to the (VA), I'm here today, sober. I have a home and am a functional member of the community again," Pittman said.

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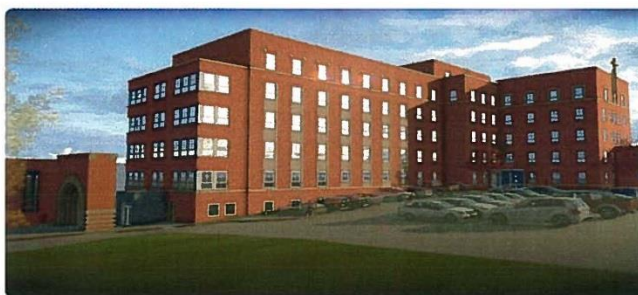
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Entry Name: Victory Apartments – A Home for Veterans

Darland begins renovation of Victory Apartments & Offices; Creating permanent, support... Page 1 of 1



BUILDING TO A HIGHER STANDARD



DARLAND BEGINS RENOVATION OF VICTORY APARTMENTS & OFFICES; CREATING PERMANENT, SUPPORTIVE HOUSING FOR US VETERANS

Omaha based America First Real Estate Group has selected Darland Construction for the renovation of a six-story building in South Omaha. Upon its completion in August 2013, the newly named Victory Apartments & Offices will provide affordable housing designated for US veterans, as well as office and classroom space.

America First acquired the building, part of the original St. Joseph's Hospital from Grace University earlier this year as part of a collaborative community project dedicated to serving the needs of US veterans. The first floor will house classrooms and offices for the university as well as a 7,000 sf fitness facility and a community room for building residents. Clinical offices for the Nebraska-Western Iowa VA Medical Center will occupy the second floor, while the upper four floors will become apartments.

Darland project manager John Maderak describes this project as "brand new everything." The building is being completely gutted and rebuilt with the installation of 460 new windows, interior walls, doors and a solid-membrane roof, as well as new plumbing, electrical, HVAC and fire-suppression systems. The build-out of the 80 one-bedroom and efficiency apartments will include full kitchens and baths.

Nate Gieselman, project manager for Alley Poyner Macchietto Architecture, says Darland was an excellent choice for this project, considering its complexity. "Darland has a strong preconstruction department and that was crucial on this project. There were a lot of details and potential unknowns. Darland is very thorough, with dependable estimating, and they do a great job of working with the design team to make sure we cover all the bases."

OMAHA
Darland Construction Co.
4115 South 133rd Street
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Phone: 402.330.1440
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[Email Us](#)

KANSAS CITY
Darland Construction Co.
8393 Melrose Drive
Lenexa, KS 66214
Phone: 913.438.1000
Fax: 402.330.2745
[Email Us](#)

<http://www.darland.com/news/darland-begins-renovation-victory-apartments-offices-creati...> 3/14/2014

DCHA PROGRAMS

Victory Apartments = Honoring Veterans

Last year the DCHA entered into a partnership with the Nebraska-Western Iowa Veterans Administration and American First real Estate Group to project base Veterans Administration Section 8 Housing Vouchers to the Victory Apartments development project at 810 Dorcas Street in Omaha, NE. Ending Veteran homelessness is a top Department of Veterans Affairs priority and increasing the number of affordable housing units is part of the federal strategic plan to end Veteran homelessness. The Victory Apartments development will provide 90 efficiency and one bedroom dwelling units for veterans.



Grand Opening & Ribbon Cutting Ceremony
 DCHA CEO Joan Bertolini, Victory Veterans, Loomis at 00

The residents of the DCHA Orchard Gardens Assisted Living began a project in the summer to help honor the veterans who would be living at Victory Apartments. Nearly 20 senior residents met for over two months to complete their project of making 90 welcome wreaths for Victory Apartments. They used their creative skills to make various styles of patriotic wreaths.

The Victory Apartments Grand Opening and Ribbon Cutting ceremony was held on September 5, 2013. Representatives of Orchard Gardens, along with the organization's CEO, were present at the event to present the welcome wreaths to a veteran representative of Victory Apartments. Joan Bertolini, CEO of the Douglas County Housing Authority was one of the guest speakers and shared her gratitude to the veterans for their service and her thankfulness to all the partners involved in the development of Victory Apartments.



ORCHARD GARDENS



Our mission is to offer the kind of retirement living where life matters, vitality in daily living activity is offered and peace of mind is a reality for every resident!
 HONORING THE PAST.
 INVESTING IN THE FUTURE.

Activities . . . New Exciting Programs & Our Traditional Annual Events
 Life at Orchard Gardens assisted living is always changing. New and exciting activities and social outings help keep our resident active and entertained. Orchard Gardens joined in a partnership with Merry Makers. Merry-makers improve the quality of life for seniors by encouraging active participation, increasing social interaction, and sparking memories through professional entertainment. This professional entertainment is provided to Orchard Gardens residents once a month free of charge for all to enjoy. Another new activity is a Wii Bowling League where Orchard Gardens hosts a Wii Bowling Tournament with area Assisted Living facilities. The first tournament was held in the Community Center at Orchard Gardens. The Orchard Gardens residents' team won! The community center was packed, not only with the tournament bowlers, but with a resident cheering section. We served refreshments and had a great time making some new friends.



Orchard Gardens Employee's w/Easter Bonnets

Holidays are very important at Orchard Gardens. Orchard Gardens hosts a Sunday afternoon in November, and one in December where residents can invite their families to share in some holiday festivities. Other holiday fun includes having the residents judge our employee Ugly Christmas Sweater and Easter Bonnets' contest. Orchard Gardens along with the residents host a safe trick or treat event where neighborhood residents give out candy. The residents love seeing all the children and adults in costumes. Over the past year activities attendance continues to grow by leaps and bounds at Orchard Gardens where we love, "making each day a new day where life really matters."



Nebraska Investment Finance Authority
Victory Apartments: A Home for Veterans
NCSHA Award Application

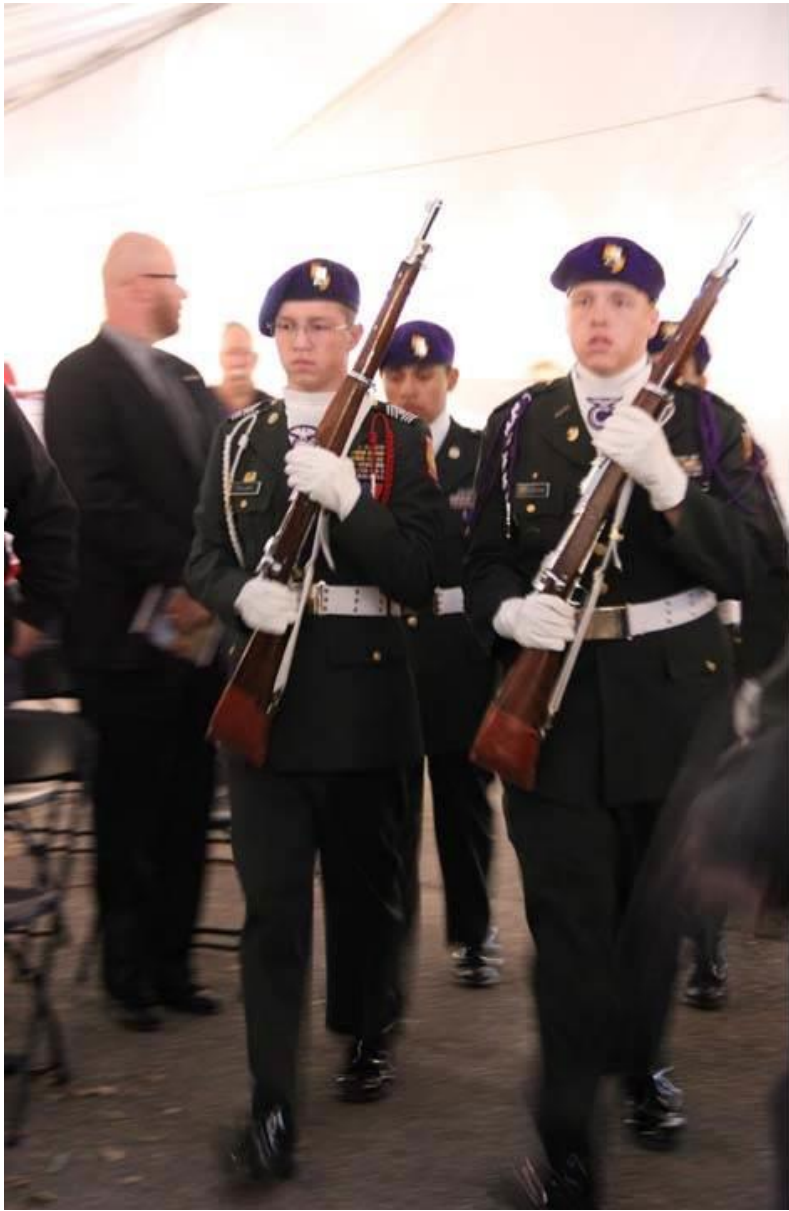
















Daty Keys singing the National Anthem



Former Omaha Mayor Jim Suttle



Marci Mylan, Director VA Nebraska-Western Iowa Health Care System













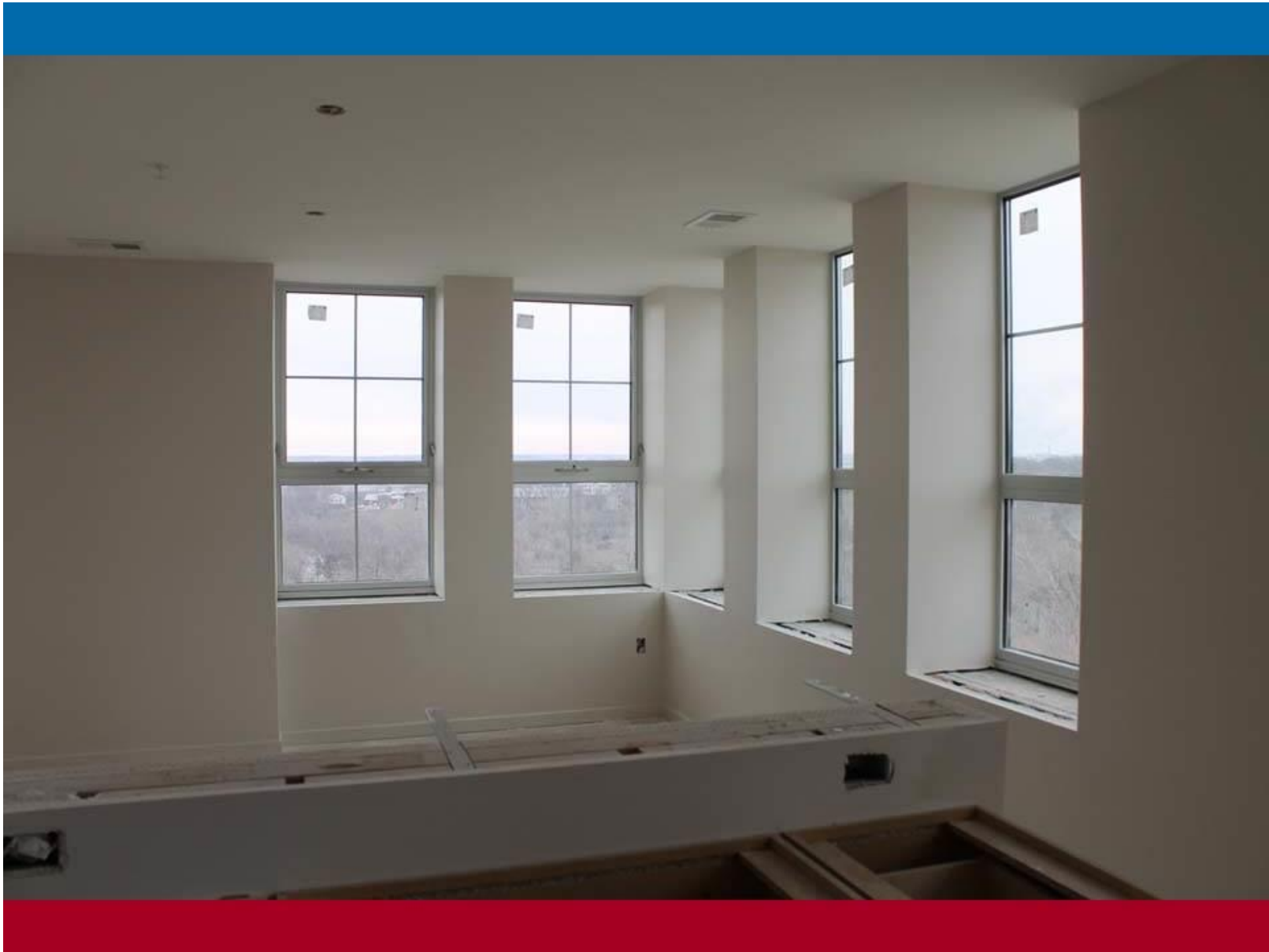


















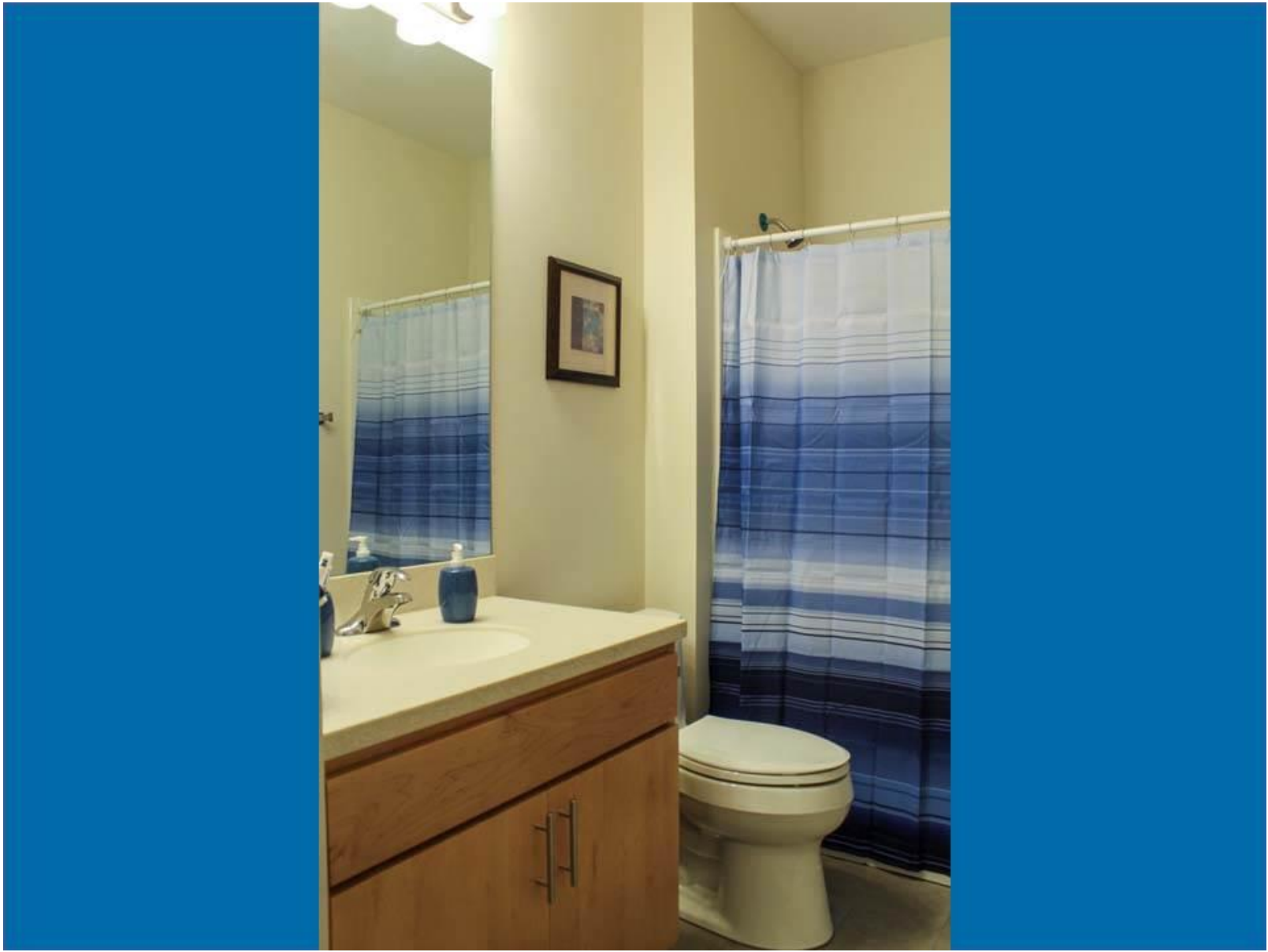
















Community laundry facility









Representatives from Douglas County Housing Authority presenting door wreaths to residents















U.S. Senator Deb Fischer for Nebraska



























VICTORY
APARTMENTS

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Kodiak
455 Sq.Ft.



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500 Sq.Ft.



Brunswick
540 Sq.Ft.



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550 Sq.Ft.



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Lackland
400 Sq. Ft.

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DETAILS:

DESCRIPTION:

Great views, very comfortable, closet in the living room, all new kitchen and appliances, near elevators.



CLICK ON FLOOR PLAN TO ENLARGE

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Kodiak
455 Sq. Ft.

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DETAILS:

DESCRIPTION:

Nice cubby in the kitchen, window views from two directions, See the Desert Dome.

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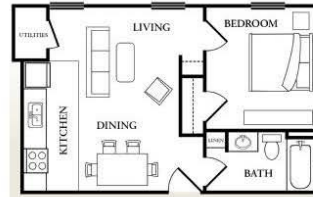
Campbell
500 Sq. Ft.

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DETAILS:

DESCRIPTION:

Cubby Storage, Sliding Door for the bedroom, wonderful wood flooring in the kitchen & living room.



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Brunswick
540 Sq. Ft.

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DETAILS:

DESCRIPTION:

ADA, Great Closet Space, Big Picture Window in the living area, long galley kitchen.



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Pendleton
550 Sq. Ft.

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DETAILS:

DESCRIPTION:

Natural Lighting throughout, many windows, bar-stool seating for the kitchen.



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Quantico
590 Sq. Ft.

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DETAILS:

DESCRIPTION:

Pantry cut out by the kitchen, carpet in the bedroom, near elevators and laundry room.



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Norfolk
605 Sq. Ft.

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DETAILS:

DESCRIPTION:

Dining Nook, Walk in Closet, Great Views of Omaha.

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Drum
690 Sq. Ft.

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DETAILS:

DESCRIPTION:

ADA, Coat Cubby in the Kitchen, Large Living Room, large closet with shelving in the bedroom.



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Vandenberg
705 Sq. Ft.

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DETAILS:

DESCRIPTION:

Long Entry way and hallway, large living room ample natural lighting, walk-in closet.



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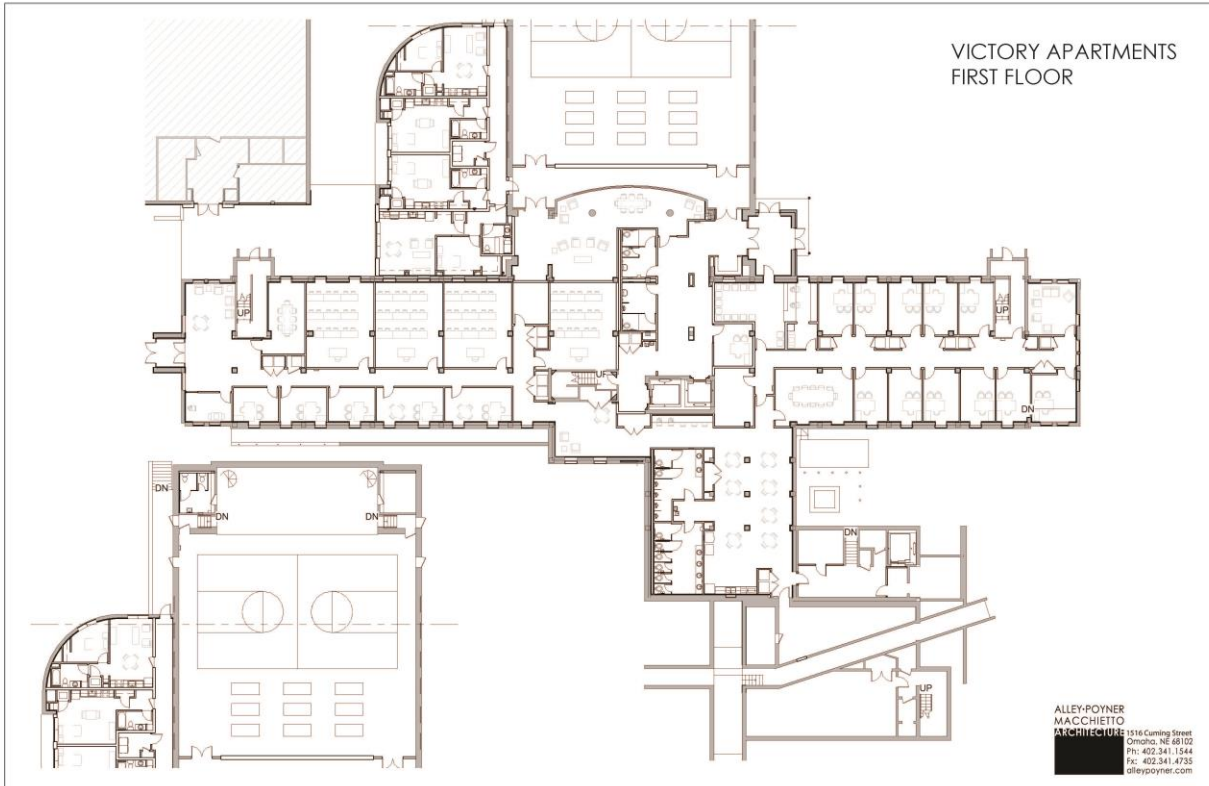


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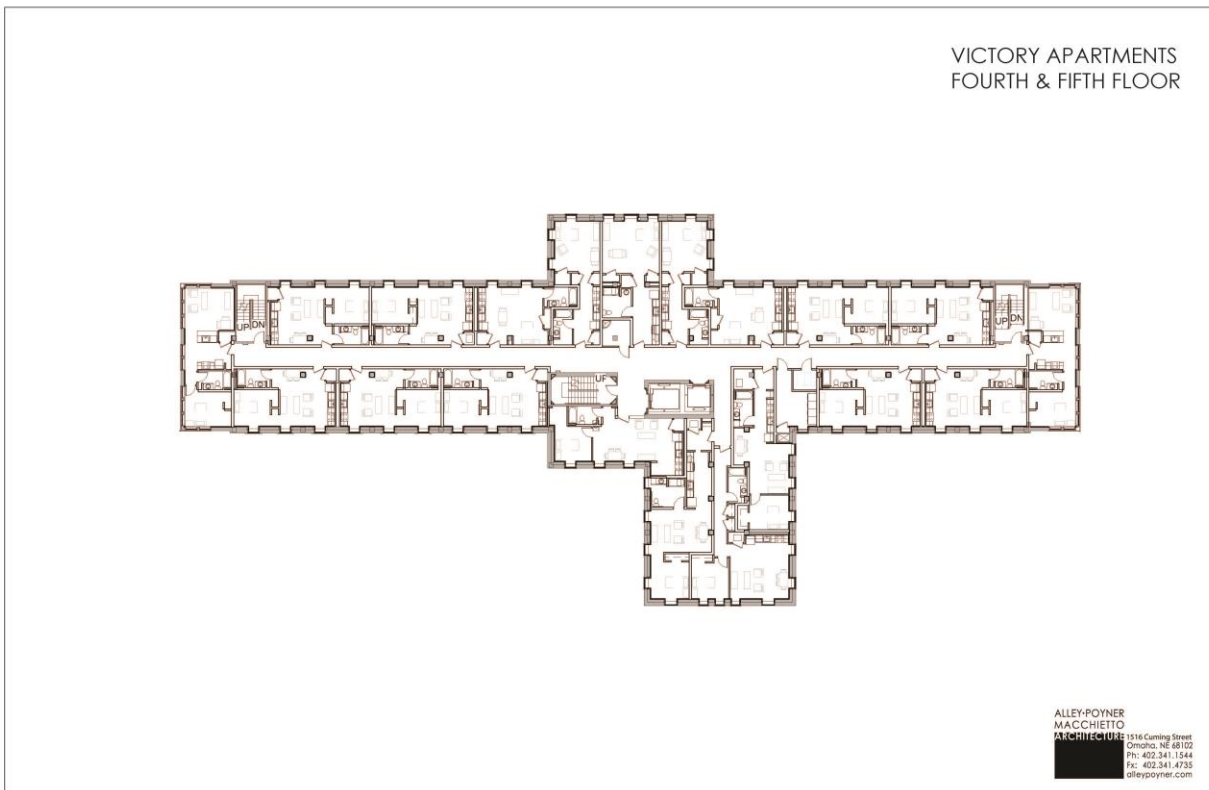
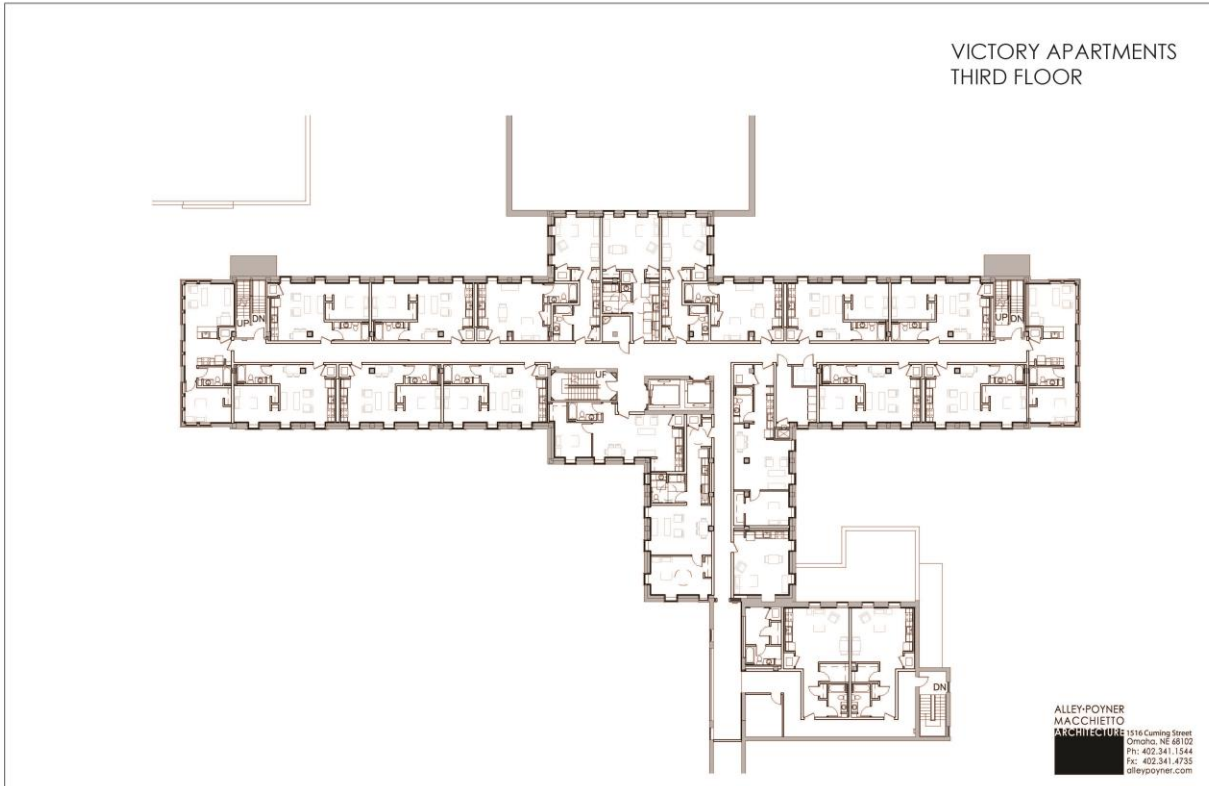
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