

# Innovation In Action: From Spreadsheets to Smart Solutions

**Nebraska Investment Finance Authority**  
Management Innovation: Technology

**HFA Staff Contact**

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## **Overview**

As a small housing finance agency with limited staff and resources, the Nebraska Investment Finance Authority (NIFA) needed a more efficient method for managing communications and workflows. To address this, NIFA implemented Engage, a web-based platform developed by Proteus, to enhance internal and external communication. Initially, the LIHTC Allocation Team (LIHTC Team) began using Engage for document collection and quickly realized it had the potential to do much more.

Prior to Engage, the LIHTC Team relied on spreadsheets and emails to manage each phase of development—a cumbersome, inefficient, and unsustainable process for the small team. Seeking a more effective solution, the LIHTC Team collaborated closely with Proteus to expand the capabilities of the Engage platform. Today, Engage serves as the LIHTC Team's primary communication hub and collaborative workspace for staff, developers, owners, and partners. It has become an essential tool for daily operations, streamlining the allocation process and improving communication and collaboration across all phases of development.

## **Innovation**

The enhanced version of Engage features integrated, real-time communication tailored to individual LIHTC development projects, eliminating fragmented email threads, and the need for external tools. Key innovations include automated smart checklists and task reminders, which significantly reduce the administrative burden on staff, helping development teams stay on track with critical deadlines. Engage also incorporates centralized history tracking, secure document submission and file storage, and project-specific messaging, bringing all essential functions into a streamlined workspace.

These enhancements have elevated Engage from a communication platform into a dynamic, collaboration and project management tool that improves efficiency, accountability, and team coordination across all phases of the allocation process. Development documents and communications are easily exported into SharePoint for permanent data storage. In addition, the integration with Microsoft Teams allows staff to quickly and conveniently monitor and respond to ongoing activities within multiple workspaces.

When an applicant receives a conditional reservation of tax credits, an individual workspace for their development is created in Engage. Milestone modules are published to workspaces, providing project partners with valuable information and document templates required by NIFA to advance through the allocation process. The milestone modules include integrated checklists that allow the submission of documents, along with commenting features for project partners and staff to communicate effectively. Checklists include editable status fields that allow staff and project partners to easily track the progress of specific items. Engage also enables staff to track project partners' engagement within the workspace, providing NIFA an additional tool to monitor the development's progression.

NIFA offers a highly collaborative opportunity for difficult-to-develop projects to apply for LIHTC through the Collaborative Resources Allocation for Nebraska (CRANE). Applicants receive guidance and technical assistance from the LIHTC Team and other partners throughout this unique application process. NIFA historically managed CRANE through emails with attached documents, but this approach became increasingly difficult to manage as the number of applicants grew. New workspaces tailored to the CRANE program were developed in Engage, allowing for a more cohesive process for applicants. The workspaces provide step-by-step

guidance and serve as a repository for communication and document submission throughout the CRANE process, which can take up to three years to complete. Once a CRANE applicant receives a conditional reservation, the application workspace is advanced to the allocation process workspace.

During the initial use of Engage, data collection remained outside the system and was still being tracked across multiple spreadsheets. To address this challenge, the LIHTC Team partnered with Proteus to pilot the integration of data collection and storage into Engage. This pilot endeavor was just completed, resulting in a dashboard that visually displays key tax credit data from the past five years. The dashboard provides quick, accurate access to LIHTC statistics for use by the agency at any time, improving advocacy efforts and transparency.

As evidenced by the NIFA Partner Feedback in the Visual Aids, users highlight the seamless workflow of their project workspaces as a key benefit throughout the LIHTC allocation process. The platform enables users to create tasks, and to-do lists for project partners, ensuring timely document submission at each phase.

### **Replicable**

The web-based Engage platform is highly scalable and well-suited for implementation by other teams or organizations seeking to enhance cross-functional collaboration. Workflows can be tailored to meet the unique operational needs of an organization, with Proteus providing hands-on support to ensure alignment with specific requirements. The user-friendly interface allows for smooth implementation without requiring specialized IT staff or software developers, making it an affordable, accessible, and practical solution for any organization.

### **Responding to a Management Challenge**

NIFA is an instrumentality of the state and operates independently from other state agencies. This autonomy provides both an opportunity to innovate and the ability to address pressing needs independently. The increased utilization of Private Activity Bonds with 4% LIHTC allocations has created a pressing need for a streamlined way to manage project data, coordinate with external partners, and maintain transparency throughout the LIHTC allocation process. Before the integration of Engage, the LIHTC Team faced significant challenges related to communication with awarded project staff, with limited real-time visibility that often led to delayed decision-making, missed deadlines, and inefficient processes that spanned all stakeholders.

Engage directly addressed these challenges by consolidating all critical workflows, communications, and documentation into a single digital environment. The platform enables centralized, real-time collaboration, and allows conversations to be exported alongside project files for permanent storage - enhancing transparency, accountability, and record-keeping. Since its deployment, the LIHTC Team has improved coordination, helped developers meet critical deadlines, and ensured all team members and partners remain aligned throughout the development process.

### **Measurable Improvements in Operations**

Since implementing Engage, the LIHTC Team has realized substantial gains in operational efficiency. All communications, documents, and project data are stored within each development's dedicated digital workspace, ensuring continuity and enabling any staff member to pick up seamlessly where another left off. Most notably, the LIHTC Team has doubled its production capacity. This dramatic improvement is highlighted by streamlined workflows, centralized data

access, and automation of routine tasks. By eliminating the management of multiple disconnected systems, the LIHTC Team has shifted focus from burdensome administration to mission-critical work, enhancing productivity and program impact.

### **Cost-Benefit Advantage**

Engage offers significant cost and time savings by utilizing a single platform that connects with existing tools used by the LIHTC Team, eliminating the need for multiple spreadsheets and consolidating functions, reducing manual work and minimizing the risk of data loss or duplication. This results in fewer errors, less time spent reconciling data, and more efficient collaboration. The LIHTC Team can work from a single centralized source, saving time and operational costs. Implementation of Engage resulted in an annual cost reduction of 33%, when compared to previously used tools.

### **Effective Use of Resources**

Engage evolved from a simple communication platform into a comprehensive management system for the LIHTC Team. The LIHTC Team was able to innovate by asking themselves and Proteus staff if the platform could be used in new ways (using those “wouldn’t it be nice if” questions). The platform now supports essential functions like project management, data submission, and reporting, resulting in increased internal capacity. For a small organization with a limited budget, Engage has been highly effective in optimizing operations, reducing administrative burden, and minimizing the need for costly custom development or IT support.

### **Strategic Alignment**

Engage supports our agency’s strategic objective of data-driven collaboration, aligning with all five core values: Commitment, Collaboration, Integrity, Innovation, and Stewardship. Engage has transformed into a trusted, centralized data source and management resource, demonstrating NIFA’s commitment to continuous improvement and integrity in managing and utilizing information.

In our next phase, the LIHTC Team plans to expand the Engage platform’s capabilities through integration with our application software. This integration will automate data collection, further increase efficiency, and enhance our ability to make informed, timely decisions - a true testament to our values of Innovation and Stewardship. The LIHTC Team will share their knowledge and expertise to expand the use of the Engage platform within other NIFA teams.

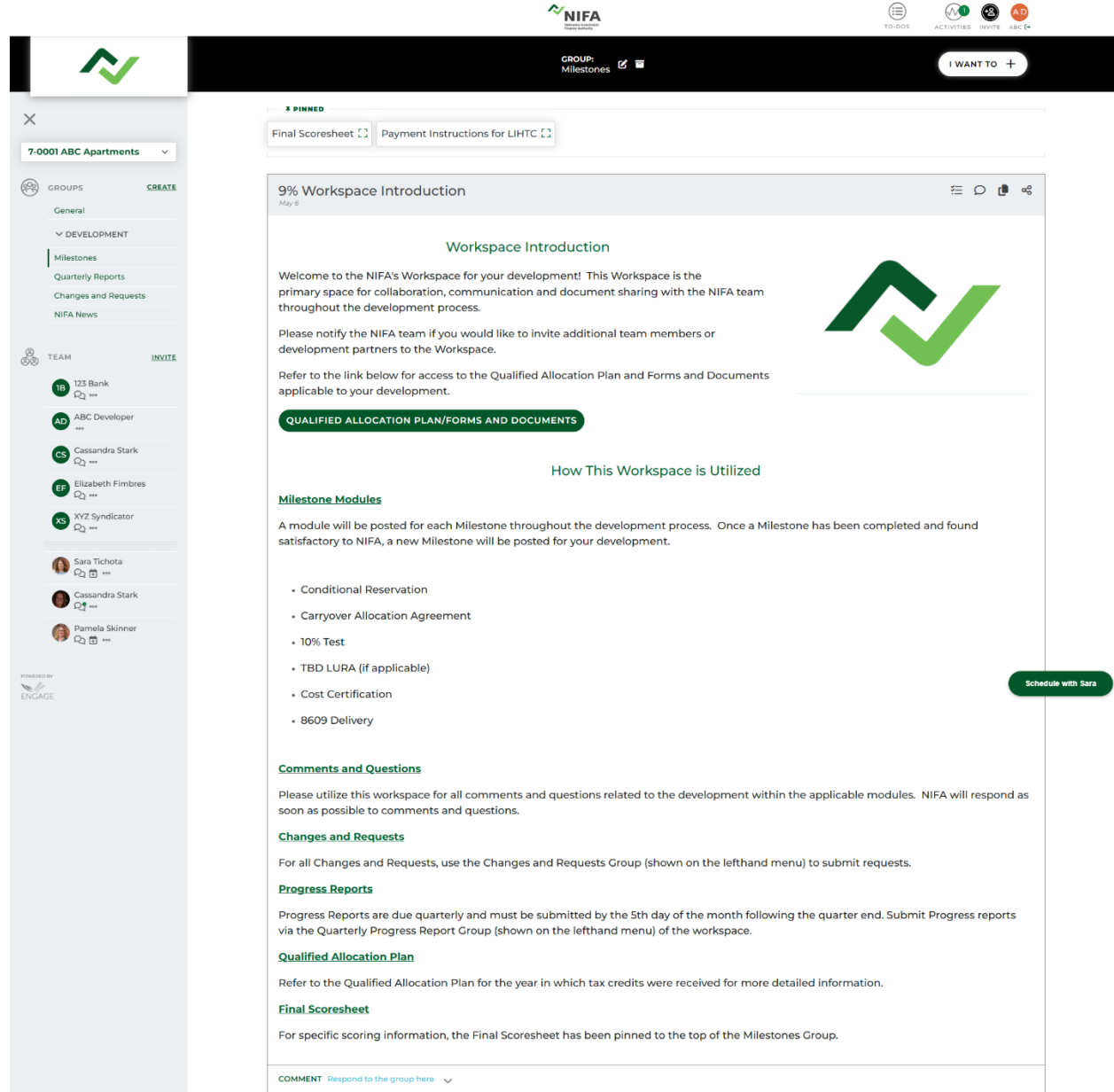
### **Conclusion**

NIFA’s adoption and expansion of the Engage platform has fundamentally improved how the agency manages the LIHTC program. What began as a simple communication tool has evolved into a powerful project management and collaboration solution tailored to the LIHTC Team’s unique operational needs. Through strategic innovation, improved efficiency, and replicable processes, Engage has empowered the LIHTC Team to overcome longstanding challenges and expand its capacity to support a growing number of projects that increase the supply of affordable housing in Nebraska.

NIFA’s experience demonstrates how intentional technology implementation and cross-functional collaboration can deliver lasting improvements in program delivery. Together, through innovation, we’re building a stronger, more connected, and efficient approach to our programs and partner relationships.

## Visual Aids

### External User Workspace View



The screenshot displays the NIFA External User Workspace interface. At the top, the NIFA logo and navigation icons (TO-DO'S, ACTIVITIES, INVITE, ABC 4) are visible. The main header shows the group name 'GROUP: Milestones' and a 'I WANT TO +' button. A sidebar on the left contains a search bar, a dropdown menu for '7-0001 ABC Apartments', and sections for 'GROUPS' (with a 'CREATE' button) and 'TEAM' (with an 'INVITE' button). The team list includes members like '123 Bank', 'ABC Developer', 'Cassandra Stark', 'Elizabeth Fimbres', 'XYZ Syndicator', 'Sara Tichota', 'Cassandra Stark', and 'Pamela Skinner'. The main content area is titled '9% Workspace Introduction' and includes a 'Workspace Introduction' section with a welcome message, a 'QUALIFIED ALLOCATION PLAN/FORMS AND DOCUMENTS' button, and a 'How This Workspace is Utilized' section. The 'Milestone Modules' section lists: Conditional Reservation, Carryover Allocation Agreement, 10% Test, TBD LURA (if applicable), Cost Certification, and 8609 Delivery. Other sections include 'Comments and Questions', 'Changes and Requests', 'Progress Reports', 'Qualified Allocation Plan', and 'Final Scoresheet'. A 'COMMENT Respond to the group here' field is at the bottom. A 'Schedule with Sara' button is located on the right side of the workspace.

## External User Workspace View continued

Conditional Reservation
May 6

ABC,

Congratulations! Your development has received a Conditional Reservation of LIHTC and AHTC! The first milestone is submitting the Conditional Reservation documentation by May 7, 2025.

Please remember all financing must be secured prior to the submittal of the Conditional Reservation items.

NIFA will review the Conditional Reservation documentation once all required documents have been submitted and payment has been received in full.

Thank you,  
 The Tax Credit Allocation Team

**\*\*When all conditions and requirements of this section have been deemed satisfied by NIFA, the development will move into the Carryover Allocation Milestone.**

### Documentation Upload Instructions

Please upload the required documentation to the corresponding checklist item below and update the checklist status to "submitted." Please note that only one document may be uploaded per checklist item. Please merge multiple documents into one document for each checklist item as necessary.

Once all required documents have been uploaded and are ready to submit for NIFA review, please comment in the "Comment" section below to notify NIFA Staff.

STATUS  
In Progress
20% Done

ITEM	DUE DATE	ASSIGNED TO	STATUS
<b>Payment of Conditional Reservation Fee</b> <i>The Conditional Reservation Fee and any other fees due to NIFA are due by the date listed above. Payment may b...</i>	05/07/2025	ABC Developer	WAITING FOR...
<b>LIHTC Syndication Agreement</b> <i>The LIHTC Syndication Agreement must outline the equity contribution commitment and terms (i.e., percentage...</i>	05/07/2025	Elizabeth Fimbres	WAITING FOR...
<b>AHTC Syndication Agreement</b> <i>The AHTC Syndication Agreement must outline the equity contribution commitment and terms (i.e., percentage...</i>	05/07/2025	Elizabeth Fimbres	WAITING FOR...
<b>Phase I Environmental Site Assessment</b> <i>The Phase I Environmental Site Assessment must be prepared by an unrelated third party professional and dated...</i>	05/07/2025	Elizabeth Fimbres	SUBMITTED
<b>Annual Operating Data &amp; Federal Tax Returns</b> <i>Development owners must agree to provide complete annual operating data and federal income tax returns to...</i>	05/07/2025	Elizabeth Fimbres	WAITING FOR...
<b>Construction Financing Commitments</b> <i>Provide updated construction financing commitments for all sources of funding for the entire financing amount...</i>	05/07/2025	Cassandra Stark	WAITING FOR...
<b>Permanent Financing Commitments</b> <i>Provide updated permanent financing commitments for all sources of funding for the entire financing amount...</i>	05/07/2025	Cassandra Stark	RECEIVED
<b>Subsidy/Public Funds Commitments</b> <i>Provide commitments for all subsidies/public funds (HOME, CDBG-DR, HTF, FHLBank, NAHTF, USDA-RD, TIF, etc.)...</i>	05/07/2025	Cassandra Stark	WAITING FOR...
<b>Deferred Developer Fee and Owner Equity Commitments</b> <i>Provide updated deferred developer and owner equity firm commitments. Commitments must be valid for at lea...</i>	05/07/2025	ABC Developer	WAITING FOR...
<b>Fair Housing Certification</b> <i>The Fair Housing Certification form must be signed by the development's architect evidencing that, when...</i>	05/07/2025	ABC Developer	WAITING FOR...
<b>Quarterly Progress Report</b> <i>Quarterly Progress Reports outlining the development's progress are due by the 8th day of the month following...</i>	05/07/2025	Elizabeth Fimbres	WAITING FOR...
<b>Historic Tax Credits (if applicable)</b> <i>For developments that intend to claim Federal or State Historic Rehabilitation Tax Credits, evidence from the State...</i>	05/07/2025	Unassigned	N/A
<b>Exhibit III</b> <i>Provide the Exhibit III for the development in Excel format.</i>	05/07/2025	Unassigned	NEEDS REVISIO...
<b>VAWA Compliance</b> <i>The development owner must certify that the development will be in compliance with the Violence Against...</i>	05/07/2025	Elizabeth Fimbres	WAITING FOR...
<b>Additional Information as Requested</b> <i>Provide additional information as requested by NIFA for the development.</i>	05/07/2025	Unassigned	N/A

**Forms**

Fair Housing Certification

Exhibit III

Attachment A

**COMMENT** 2 Messages - Reply to ABC Developer

**Cassandra Stark** Today 01:04 PM  
Please remember to submit all documents by May 7, 2025.

**Me** Today 01:04 PM  
Thank you! We are tracking to submit all items first thing tomorrow morning.

**B I U S A** [Rich Text Editor Icons]

Choose who to notify

7,0001 ABC Apartments

**IB** 123 Bank

**XS** XYZ Syndicator

**CS** Cassandra Stark

**EF** Elizabeth Fimbres

**Nebraska Investment Finance Authority (NIFA)**

**Cassandra Stark** Allocation Coordinator

**Pamela Skinner** LIHTC Assistant Allocation Manager

**Sara Tichota** LIHTC Allocation Manager

Select All Select None

## Internal User Workspace Manager View

NIFA

HELP

CONTENT

FILES

TEAM

BUSINESS UNITS

TO-DOS

CHECKLISTS

BUSINESS UNITS WORKSPACES

REPORTS

+ ADD MY PROFILE
+ IMPORT

**Workspaces**

FILTER: I Am Member Of  
 WORKSPACE NAME OR CONTACT NAME  
 GROUP  
 REP NAME  
 PRIMARY REP NAME  
 STATUS: Any Active
 ORGANIZATION TYPE  
 TAX CREDIT YEAR: 2024 | 2025 | 2023
 AWARD TYPE: 9% LIHTC
 MILESTONE  

APPLICATION STATUS  

LOGOUT RESET

**32 WORKSPACES**

Create Time	Workspace Name	Total Time Spent	Module Last Published Date	Last Visit by Contact	Workspace Contact(s)	Team members	Status	Organization Type	Tax Credit Year	Award Type	Milestone	Bond Milestone	Application Status	
8/23/24, 12:26 PM	7-1054 Poppleton Project East	1h 51m 31s	4/24/25	4/24/25, 2:56 PM by Harona Rashidi	Harona Rashidi, Mechele Grimes, Ryan Durant, Sheryl Garst	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	Not For Profit	2025, 2026	CRANE, 9% LIHTC	Carryover		Awarded	<span>VIEW</span>
8/23/24, 12:22 PM	7-1052 Howard Street Rehab	14h 32m 5s	4/24/25	4/24/25, 4:53 PM by Neeraj Agarwal	Neeraj Agarwal	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2025, 2026	CRANE, 9% LIHTC	Carryover		Awarded	<span>VIEW</span>
8/23/24, 12:18 PM	7-1050 Stephen Center HERO Building	7h 28m 9s	4/24/25	4/24/25, 6:13 PM by Chris Knauf	Chris Frohardt, Chris Knauf, Darin Smith, Elizabeth Heistand, Mindy Crook, Ryan Harris, Shannon McNeil	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	Not For Profit	2025	CRANE, 9% LIHTC	Carryover		Awarded	<span>VIEW</span>
8/21/24, 1:44 PM	7-1091 3030 Upland	19h 12m 28s	4/24/25	4/24/25, 2:56 PM by William Lukach	Christina Zink, Todd Lieberman, William Lukach	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	Not For Profit	2025	9% LIHTC	Carryover		Awarded	<span>VIEW</span>
8/21/24, 1:41 PM	7-1085 192 Q	8h 27m 54s	4/24/25	4/25/25, 7:33 AM by Thomas Judice	Christina Zink, Bob Wooding, Thomas Judice	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2025	9% LIHTC	Carryover		Awarded	<span>VIEW</span>
8/21/24, 1:37 PM	7-1084 Stoddard Place	27h 13m 54s	4/24/25	4/24/25, 4:49 PM by Ben Kunz	Ben Kunz, Connor Menard, Evan Clark, Jacob Hoppe, Jody Schmidt	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2025	9% LIHTC	Carryover		Awarded	<span>VIEW</span>
8/21/24, 1:31 PM	7-1083 Cedar Park	20h 1m 5s	4/24/25	4/7/25, 8:24 AM by Jody Schmidt	Ben Kunz, Connor Menard, Evan Clark, Harona Rashidi, Jacob Hoppe, Jody Schmidt, Mechele Grimes	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2025	9% LIHTC	Carryover		Awarded	<span>VIEW</span>
8/21/24, 1:25 PM	7-1081 Whitehall Villas	3h 59m 46s	4/24/25	5/4/25, 1:10 PM by Chris Lenz	Ashley Solt, Avery Herman, Chris Lenz, Harona Rashidi, Kathy Mesner, Mechele Grimes	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2025	9% LIHTC	Carryover		Awarded	<span>VIEW</span>
8/21/24, 11:10 AM	7-1080 Benjamin Villas	10h 56m 53s	4/24/25	5/4/25, 1:01 PM by Chris Lenz	Ashley Solt, Avery Herman, Chris Lenz, Harona Rashidi, Kathy Mesner, Mechele Grimes	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2025	9% LIHTC	Carryover		Awarded	<span>VIEW</span>
12/18/25, 9:37 AM	7-1051 1904 Farnam	6h 38m 45s	4/24/25	3/26/25, 1:37 PM by Neeraj Agarwal	Neeraj Agarwal	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024, 2025	9% LIHTC, CRANE	10% Test		Awarded	<span>VIEW</span>
12/18/25, 9:37 AM	7-1052 1904 Farnam	6h 38m 45s	4/24/25	3/26/25, 1:37 PM by Neeraj Agarwal	Neeraj Agarwal	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024, 2025	9% LIHTC, CRANE	10% Test		Awarded	<span>VIEW</span>
10/14/23, 10:25 AM	7-1053 Purple Martin	3h 58m 47s	4/24/25	3/6/25, 1:30 PM by Andria Bell	Andria Bell, Anne Carter, Denise Cehringner, George Acha	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	Not For Profit	2024	9% LIHTC, CRANE	10% Test		Awarded	<span>VIEW</span>
10/12/23, 4:23 PM	7-1062 Carstens Gardens Apartments	13h 33m 18s	4/24/25	5/7/25, 4:44 PM by Jennifer Sisson	Ian Sawhauser, Jennifer Sisson, Nate Robbins	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024	9% LIHTC	10% Test		Awarded	<span>VIEW</span>
10/12/23, 4:22 PM	7-1057 Southlawn V	13h 48m 16s	4/24/25	5/5/25, 4:35 PM by Nick Zeller	Brent Williams, Kim Ribeiro, Mechele Grimes, Nick Zeller, Wayne Mortensen	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024	9% LIHTC	10% Test		Awarded	<span>VIEW</span>
10/5/23, 4:21 PM	7-1061 Fairview Villas	7h 39m 58s	4/24/25	4/3/25, 1:34 PM by Avery Herman	Ashley Solt, Avery Herman, Chris Lenz, Kathy Mesner, Mechele Grimes	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024	9% LIHTC	10% Test		Awarded	<span>VIEW</span>
10/5/23, 4:19 PM	7-1060 River Fork Villas II	7h 28m 13s	4/24/25	4/2/25, 1:36 PM by Avery Herman	Ashley Solt, Avery Herman, Chris Lenz, Kathy Mesner, Mechele Grimes	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024	9% LIHTC	10% Test		Awarded	<span>VIEW</span>
10/5/23, 4:19 PM	7-1064 Tallgrass Senior Housing	7h 28m 13s	4/24/25	4/7/25, 9:00 AM by Christina Zink	Ben Kunz, Christina Zink, Connor Menard, Evan Clark, Jacob Hoppe, Jody Schmidt, Teresa Kile	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024	9% LIHTC	10% Test		Awarded	<span>VIEW</span>
10/13/23, 4:18 PM	7-1063 Tallgrass Family Housing	7h 47m 42s	4/24/25	4/7/25, 9:00 AM by Christina Zink	Ben Kunz, Christina Zink, Connor Menard, Evan Clark, Jacob Hoppe, Jody Schmidt, Teresa Kile	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024	9% LIHTC	10% Test		Awarded	<span>VIEW</span>
10/13/23, 3:54 PM	7-1055 Millard Landing	15h 50m 45s	4/24/25	4/7/25, 11:13 AM by Elizabeth Heistand	Darin Smith, Elizabeth Heistand, Mechele Grimes, Mindy Crook, Ryan Harris	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024	9% LIHTC	10% Test		Awarded	<span>VIEW</span>
3/18/23, 2:28 PM	7-1048 Crete Senior Villas	8h 11m 22s	4/24/25	5/6/25, 11:09 AM by Matthew Danner	Aaron Truax, Andrew Danner, Matthew Danner, Mechele Grimes	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2023, 2024	9% LIHTC	Cost Certification		Awarded	<span>VIEW</span>
3/18/23, 2:28 PM	7-1048 Crete Senior Villas	8h 11m 22s	4/24/25	5/6/25, 11:09 AM by Matthew Danner	Aaron Truax, Andrew Danner, Matthew Danner, Mechele Grimes	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2023, 2024	9% LIHTC	Cost Certification		Awarded	<span>VIEW</span>
2/8/23, 11:55 AM	7-1016 Liberty Campus Grand Island	29h 28m 30s	4/24/25	4/25/25, 1:33 PM by Drew Sovo	Arun Agarwal, Drew Sovo, Mechele Grimes	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024	9% LIHTC, CRANE	10% Test		Awarded	<span>VIEW</span>
10/14/22, 10:14 AM	7-1016 Liberty Campus Grand Island	5h 16m 1s	4/24/25	4/7/25, 8:55 AM by Ashley Solt	Ashley Solt, Avery Herman, Chris Lenz	Cassandra Stark, Pamela Skinner, Sara Tichota	Active	For Profit	2024	9% LIHTC, CRANE	10% Test		Awarded	<span>VIEW</span>

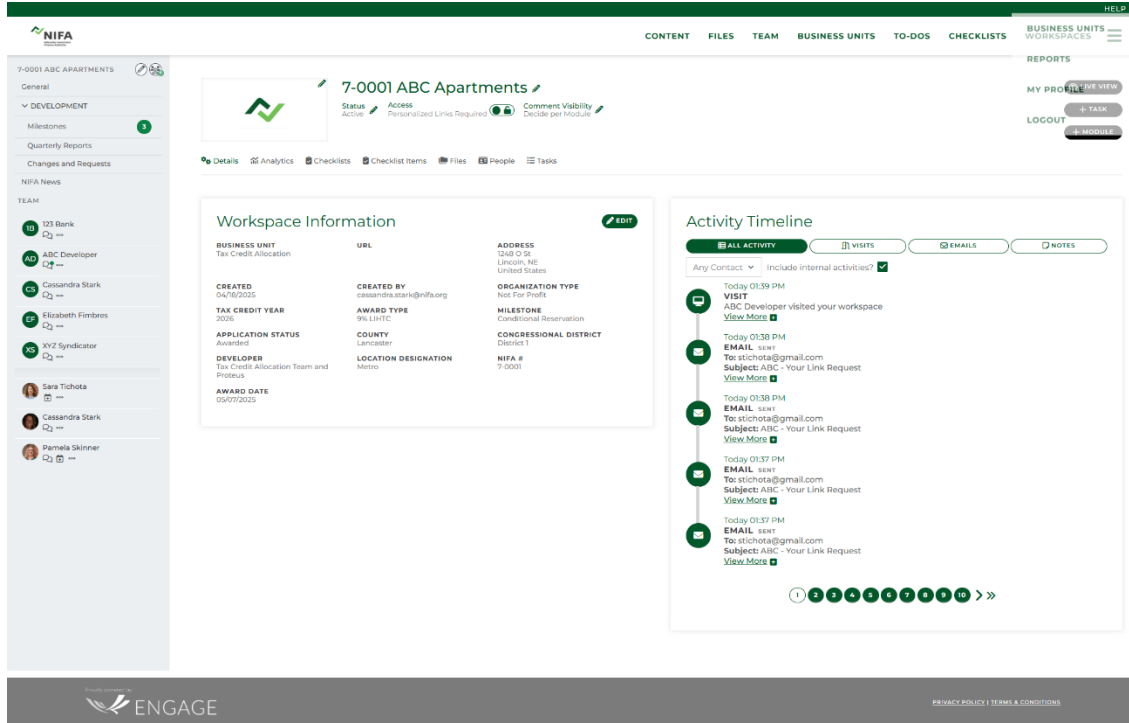
BULK ACTIONS

Please Select

ENGAGE

FINANCE POLICY | TERMS & CONDITIONS

## Internal User Individual Workspace Detail View



**7-0001 ABC Apartments**

Status: Active | Access: Personalized Links Required | Comment Visibility: Decide per Module

**Workspace Information**

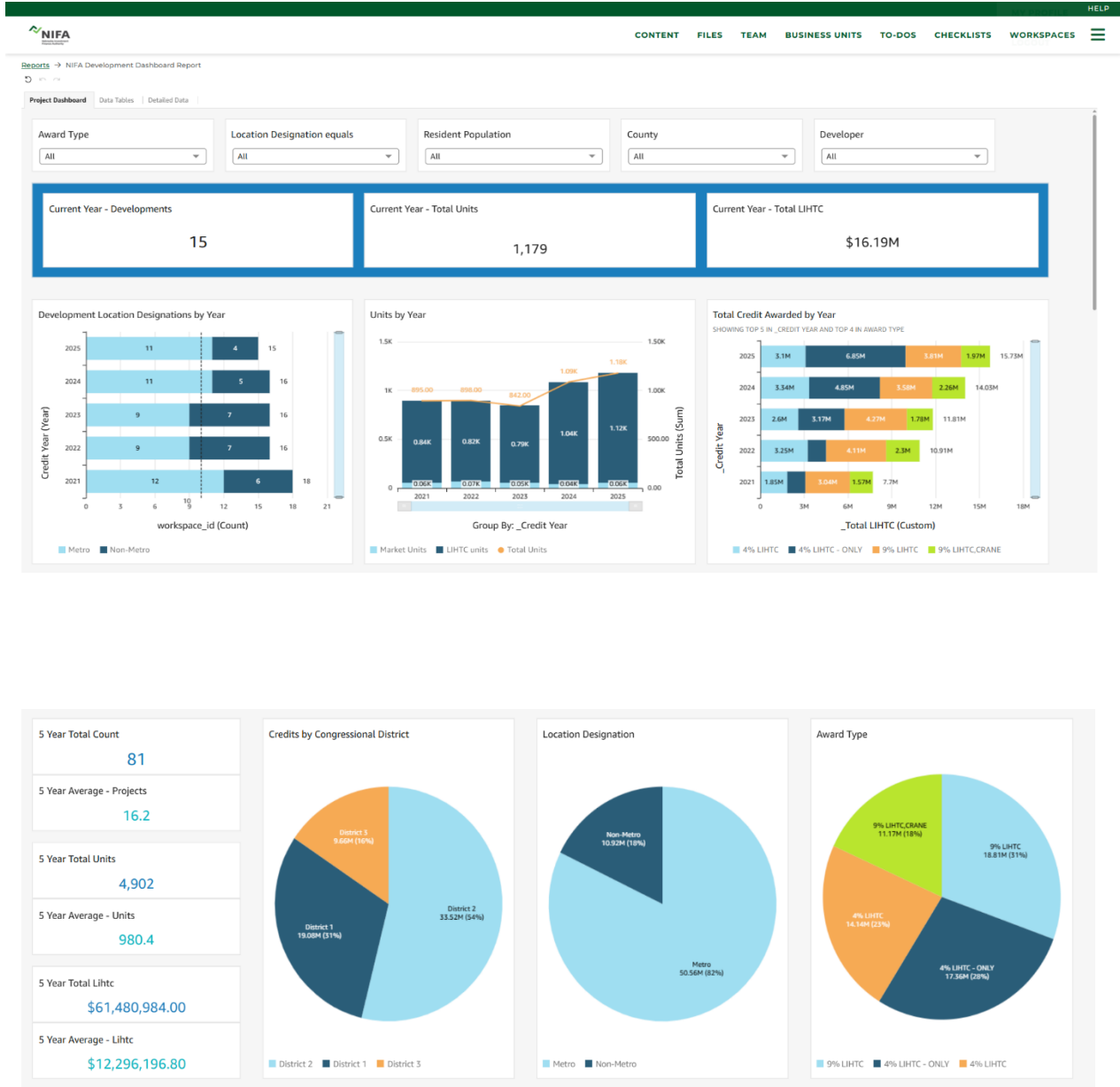
<b>BUSINESS UNIT</b> Tax Credit Allocation	<b>URL</b> 1348 G St, Lincoln, NE United States	<b>ADDRESS</b> 1348 G St, Lincoln, NE United States
<b>CREATED</b> 04/7/2025	<b>CREATED BY</b> cassandra.stark@nifa.org	<b>ORGANIZATION TYPE</b> Not For Profit
<b>TAX CREDIT YEAR</b> 2025	<b>AWARD TYPE</b> 5% LIHTC	<b>MILESTONE</b> Conditional Reservation
<b>APPLICATION STATUS</b> Awarded	<b>COUNTY</b> Lancaster	<b>CONGRESSIONAL DISTRICT</b> District 1
<b>DEVELOPER</b> Tax Credit Allocation Team and Proteus	<b>LOCATION DESIGNATION</b> None	<b>NIFA #</b> 7-0001
<b>AWARD DATE</b> 05/07/2025		

**Activity Timeline**

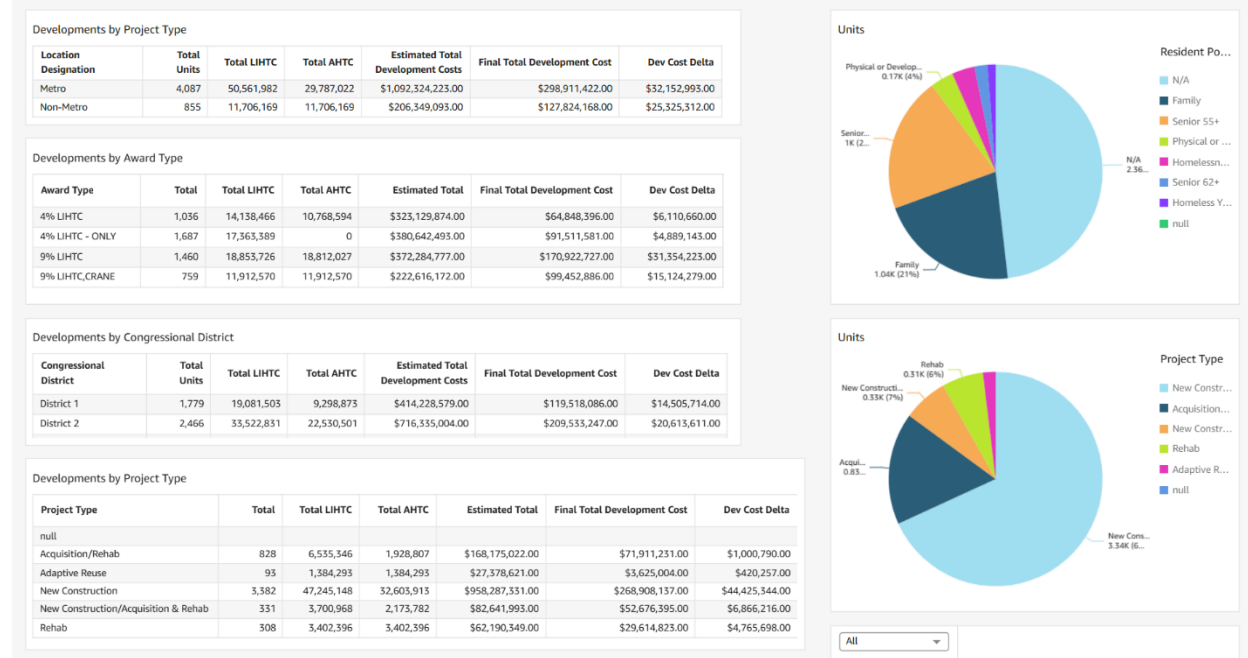
Any Contact | Include internal activities?

- Today 01:39 PM  
**VISIT**  
ABC Developer visited your workspace  
[View More](#)
- Today 01:30 PM  
**EMAIL** sent  
To: stichota@gmail.com  
Subject: ABC - Your Link Request  
[View More](#)
- Today 01:30 PM  
**EMAIL** sent  
To: stichota@gmail.com  
Subject: ABC - Your Link Request  
[View More](#)
- Today 01:37 PM  
**EMAIL** sent  
To: stichota@gmail.com  
Subject: ABC - Your Link Request  
[View More](#)
- Today 01:37 PM  
**EMAIL** sent  
To: stichota@gmail.com  
Subject: ABC - Your Link Request  
[View More](#)

## Dashboard View



## Dashboard View continued



## NIFA Partner Feedback

### ENGAGE USER QUOTES

“

*As a nonprofit developer, Engage played a crucial role in keeping us organized and on track for our first LIHTC award. Despite being new, we were able to learn how to use its tools to streamline communication, manage reminders and easily submit required documents. Engage has been a game-changer in helping us navigate this process with confidence.*

### ENGAGE USER QUOTES

*NIFA works diligently to modernize, streamline processes, and provide partners with the best tools. NIFA's implementation of the Engage Platform provides a perfect example of an innovation that has eliminated many inefficiencies and now allows developers to consolidate important communication (document submission, reminders, direct communication, etc.) within one well designed location.*

”