

E

**AGENDA ITEM
REQUEST/JUSTIFICATION FORM**

(To be completed by requesting Department)
Forward all requests to Sharon Bourke, LC2 Civic Center
**DEADLINE SUBMITTAL IS 3:00 P.M. WEDNESDAY
BEFORE THE TUESDAY MEETING**

Agenda item: Denial of 2016 Permissive Exemption Applications
(i.e. Consent/Recognition-Proclamation/Presentation/Public Hearing/Committee, etc.)
Date to be on agenda: August 2, 2016

Exact wording to be used for the agenda: _____
Denial of 2016 Permissive Exemption Applications. The website for Douglas County, www.douglascounty-ne.gov, in its section for DC Agendas, has a link to the supporting information for this agenda item

Action requested: Commissioner's approval

Amount requested: _____ Object Code: _____

Is item in current year's budget? Yes _____ No _____

Does this item commit funds in future years? Yes _____ No _____

If yes, explain: _____

If an agreement or contract, has the County Attorney reviewed and approved? Yes ___ No ___

Previous action taken on this item, if any: _____

Recommendations and rationale or action: _____

Will anyone speak on behalf of this item, if so who? _____
Mike Goodwillie, if necessary

If this is a rush agenda item, please explain why: _____

Submitted by (Name & Dept.): Chris Seitz Ext. 6685

Date submitted: 7-19-16

List Attachments: 2016 Exemption Application, Exhibit, and Resolution
(Attach resolution and all pertinent documentation; i.e. contract, agreement, memorandums, etc.)

Certified resolutions can be obtained at the County Clerk's website:
<http://www.douglascountyclerk.org/county-board-records/search-for-resolutions>

Completed by receiving office
Received in Administrative Office: Date 7/19/16 Time _____

BOARD OF EQUALIZATION
DOUGLAS COUNTY, NEBRASKA

Resolved

WHEREAS, the attached "Exhibit A" lists organizations which have filed Full Permissive Exemption Applications for Tax Exemption,

WHEREAS, the Full Permissive Exemption Applications listed in "Exhibit A" have been reviewed by the Douglas County Assessor/Register of Deeds,

WHEREAS, it is the recommendation of the Douglas County Assessor/Register of Deeds that the Full Permissive Exemption Applications listed in "Exhibit A" should be denied Full exemption for 2016

IT IS THEREFORE RESOLVED BY THE DOUGLAS COUNTY BOARD OF EQUALIZATION THAT the Full Permissive Exemption Applications for Tax Exemption contained in "Exhibit A" are hereby denied Full exemption for 2016.

Dated this 2nd day of August, 2016

August 2, 2016 Agenda
Denials

Parcel	NAME1	PROPERTY ADDRESS	Notes
0210850002	HOUSING IN OMAHA INC	2051 N 18 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0210880002	HOUSING IN OMAHA INC	2010 N 16 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0211970000	JESUIT ACADEMY	2304 N 21 ST	Application Not Timely Filed
0543800000	HOUSING IN OMAHA INC	3327 EMMET ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0826840099	HOUSING IN OMAHA INC	1516 N 20 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0826840105	HOUSING IN OMAHA INC	1534 N 20 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500500	HOUSING IN OMAHA INC	8707 SAHLER ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500504	HOUSING IN OMAHA INC	8757 SAHLER ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500510	HOUSING IN OMAHA INC	8777 SAHLER ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500512	HOUSING IN OMAHA INC	4202 N 87 AV	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500514	HOUSING IN OMAHA INC	4210 N 87 AV	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500516	HOUSING IN OMAHA INC	4218 N 87 AV	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500518	HOUSING IN OMAHA INC	4226 N 87 AV	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500520	HOUSING IN OMAHA INC	4234 N 87 AV	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500522	HOUSING IN OMAHA INC	4239 N 87 AV	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500524	HOUSING IN OMAHA INC	4229 N 87 AV	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500526	HOUSING IN OMAHA INC	4219 N 87 AV	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity

Denials

0913500534	HOUSING IN OMAHA INC	4222 N 87 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500536	HOUSING IN OMAHA INC	4230 N 87 TR	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500538	HOUSING IN OMAHA INC	4238 N 87 TR	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500540	HOUSING IN OMAHA INC	4244 N 87 TR	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500542	HOUSING IN OMAHA INC	4243 N 87 TR	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0913500544	HOUSING IN OMAHA INC	4237 N 87 TR	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
0940840000	HOUSING IN OMAHA INC	2589 LAUREL AV	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
1014310050	HOUSING IN OMAHA INC	2246 FLORENCE BD	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
1014310052	HOUSING IN OMAHA INC	2242 FLORENCE BD	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
1014310054	HOUSING IN OMAHA INC	2238 FLORENCE BD	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
1039430000	HOUSING IN OMAHA INC	5804 N 27 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
1302520000	HOUSING IN OMAHA INC	5322 N 25 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
1600710000	HOUSING IN OMAHA INC	2523 FLORENCE BD	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
1600920002	HOUSING IN OMAHA INC	2501 N 20 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
1600960000	HOUSING IN OMAHA INC	2523 N 20 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
1641290000	HOUSING IN OMAHA INC	1613 N 36 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
1934760002	HOUSING IN OMAHA INC	2107 N 16 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity

August 2, 2016 Agenda

Denials

2229580100	HOUSING IN OMAHA INC	2005 N 20 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
2229580250	HOUSING IN OMAHA INC	1811 N 20 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
2229580252	HOUSING IN OMAHA INC	1807 N 20 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
2229580254	HOUSING IN OMAHA INC	1803 N 20 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
2229580300	HOUSING IN OMAHA INC	2026 N 18 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
2229580302	HOUSING IN OMAHA INC	2030 N 18 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
2229580304	HOUSING IN OMAHA INC	2034 N 18 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
2229580306	HOUSING IN OMAHA INC	2038 N 18 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
2229580308	HOUSING IN OMAHA INC	2042 N 18 ST	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity
2345710392	HOUSING IN OMAHA INC	5703 N 49 AV	Property Not Owned by Charitable, Religious, Educational or Cemetery organization. Governmental entity

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 20, 2016

Housing in Omaha, Inc.
1805 Harney
Omaha, NE 68102

<u>Property Address</u>	<u>Parcel ID Number</u>	<u>Description</u>
2051 N 18 ST	0210850002	LANDS SEC-TWN-RGE 10-15-13 S 28.5 FT LOTS 13 & 14 SMITH PARK & TAX LTS 21 1/2 25 & 26
2010 N 16 ST	0210880002	LANDS SEC-TWN-RGE 10-15-13 N 70.84 FT FOR RESERVE BLK 1 E V SMITH ADD & -EX ST- TAX LOTS 22 23 & 24 SE 1/4 SW 1/4
3327 EMMET ST	0543800000	BEDFORD PLACE LOT 9 BLOCK 12 50 X 128
1516 N 20 ST	0826840099	CONCORD SQUARE LOT 38 BLOCK 0 66X134
1534 N 20 ST	0826840105	CONCORD SQUARE LOT 41 BLOCK 0 66X134
8707 SAHLER ST	0913500500	CROWN CREEK ESTATES LOT 1 BLOCK 0 IRREG
8757 SAHLER ST	0913500504	CROWN CREEK ESTATES LOT 3 BLOCK 0 IRREG
8777 SAHLER ST	0913500510	CROWN CREEK ESTATES LOT 6 BLOCK 0 IRREG
4202 N 87 AV	0913500512	CROWN CREEK ESTATES LOT 7 BLOCK 0 IRREG
4210 N 87 AV	0913500514	CROWN CREEK ESTATES LOT 8 BLOCK 0 IRREG
4218 N 87 AV	0913500516	CROWN CREEK ESTATES LOT 9 BLOCK 0 IRREG
4226 N 87 AV	0913500518	CROWN CREEK ESTATES LOT 10 BLOCK 0 IRREG
4234 N 87 AV	0913500520	CROWN CREEK ESTATES LOT 11 BLOCK 0 IRREG
4239 N 87 AV	0913500522	CROWN CREEK ESTATES LOT 12 BLOCK 0 IRREG
4229 N 87 AV	0913500524	CROWN CREEK ESTATES LOT 13 BLOCK 0 IRREG
4219 N 87 AV	0913500526	CROWN CREEK ESTATES LOT 14 BLOCK 0 81 X 100.20
4222 N 87 ST	0913500534	CROWN CREEK ESTATES LOT 18 BLOCK 0 55.82 X 100.20

4230 N 87 TR	0913500536	CROWN CREEK ESTATES LOT 18 BLOCK 0 55.82 X 100.20
4238 N 87 TR	0913500538	CROWN CREEK ESTATES LOT 20 BLOCK 0 59.42 X 100.20
4244 N 87 TR	0913500540	CROWN CREEK ESTATES LOT 21 BLOCK 0 IRREG
4243 N 87 TR	0913500542	CROWN CREEK ESTATES LOT 22 BLOCK 0 IRREG
4237 N 87 TR	0913500544	CROWN CREEK ESTATES LOT 23 BLOCK 0 59.42 X 104
2589 LAUREL AV	0940840000	DROSS & WILSONS ADD LOT 16 BLOCK 2 64 X 120
2246 FLORENCE BD	1014310050	ELIZABETH PLACE ADD REP 1* LOT 1 BLOCK 0 50 X 140
2242 FLORENCE BD	1014310052	ELIZABETH PLACE ADD REP 1* LOT 2 BLOCK 0 50 X 140
2238 FLORENCE BD	1014310054	ELIZABETH PLACE ADD REP 1* LOT 3 BLOCK 0 50 X 140
5804 N 27 ST	1039430000	FIRESTONE SUB DIV LOT 11 BLOCK 0 N 1/2 LTS 9-10 & 61.75 X 130
5322 N 25 ST	1302520000	HASTINGS & HEYDENS 2 ND ADD LOT 7 BLOCK 2 50 X 132
2523 FLORENCE BD	1600710000	LAKE ADD LOT 11 BLOCK 1 61 X 140
2501 N 20 ST	1600920002	LAKE ADD LOT 8 BLOCK 2 ALL LOT 8 BLK 2
2523 N 20 ST	1600960000	LAKE ADD LOT 11 BLOCK 2 61 X 119
1613 N 36 ST	1641290000	LOWES ADD LOT 6 BLOCK P 60 X 124
2107 N 16 ST	1934760002	PADDOCK PLACE LOT 5 BLOCK 2 LOT 5 50 X 132
2005 N 20 ST	2229580100	SMITHS-E V- ADD REP 5 LOT 1 BLOCK 0 69X140
1811 N 20 ST	2229580250	SMITHS -E V- ADD REP 8* LOT 1 BLOCK 0 IRREG 7256 SQ FT
1807 N 20 ST	2229580252	SMITHS -E V- ADD REP 8* LOT 2 BLOCK 0 IRREG 7283 SQ FT
1803 N 20 ST	2229580254	SMITHS -E V- ADD REP 8* LOT 3 BLOCK 0 IRREG 8649 SQ FT
2026 N 18 ST	2229580300	SMITHS -E V- ADD REP 9* LOT 1 BLOCK 0 IRREG 7212 SQ FT
2030 N 18 ST	2229580302	SMITHS -E V- ADD REP 9* LOT 2 BLOCK 0 IRREG 7880 SQ FT

2034 N 18 ST	2229580304	SMITHS -E V- ADD REP 9* LOT 3 BLOCK 0 IRREG 7006 SQ FT
2038 N 18 ST	2229580306	SMITHS -E V- ADD REP 9* LOT 4 BLOCK 0 IRREG 7866 SQ FT
2042 N 18 ST	2229580308	SMITHS -E V- ADD REP 9* LOT 5 BLOCK 0 IRREG 7077 SQ FT
5703 N 49 AV	2345710392	VALLEY HEIGHTS LOT 16 BLOCK 1 IRREG

Please be advised that the following action has been recommended for the above listed properties and the items have been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

<input type="checkbox"/> Removal of homestead exemption <input type="checkbox"/> Removal of exemption of formerly tax exempt property <input type="checkbox"/> Approval of tax exemption: <div style="margin-left: 100px;"> <input type="checkbox"/> Total <input type="checkbox"/> Partial </div> <input checked="" type="checkbox"/> Disapproval of tax exemption <input type="checkbox"/> Adjustment of value <input type="checkbox"/> Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 20, 2016

Jesuit Academy
2311 N 22 Street
Omaha, NE 68110

Property Address: 2304 N 21 ST

Parcel ID Number: 0211970000

Description: LANDS SEC-TWN-RGE 10-15-13 ½ VC ALLEY ADJ & SUB LOT 6 TAX
LOT 42 IN SW ¼ 29X105

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

<input type="checkbox"/> Removal of homestead exemption	
<input type="checkbox"/> Removal of exemption of formerly tax exempt property	
<input type="checkbox"/> Approval of tax exemption:	
<input type="checkbox"/> Total	<input type="checkbox"/> Partial
<input checked="" type="checkbox"/> Disapproval of tax exemption	
<input type="checkbox"/> Adjustment of value	
<input type="checkbox"/> Removal of special valuation	

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

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If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations
Read instructions on reverse side.

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property Strehlow Housing Partners Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 60,300.00	Parcel ID Number 0210850002
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	
<input type="checkbox"/> Agricultural and Horticultural Society		<input type="checkbox"/> Educational Organization	
<input type="checkbox"/> Religious Organization		<input checked="" type="checkbox"/> Charitable Organization	
<input type="checkbox"/> Cemetery Organization			

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Equity Fund of Nebraska X	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

LANDS SEC-TWN-RGE 10-15-13 S 28.5 FT LOTS 13 & 14 SMITH PARK & TAX LTS 21 1/2 25 & 26

RECEIVED
JUN 30 2016
Douglas County
Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

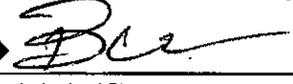
Public housing and low income housing development. See statement attached.

RECEIVED
2016 JUN 30 PM 2:10
DOUGLAS COUNTY REGISTER OF DEEDS

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
- Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO
- Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

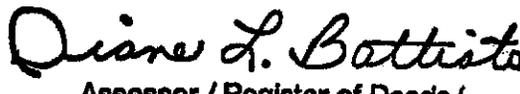
GENERAL COUNSEL 6/29/16
Title Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
- Approval of a Portion
- Denial

COMMENTS:


Assessor / Register of Deeds

Date 

Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
- Approval of a Portion
- Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: Strehlow Housing Partners, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by Strehlow Housing Partners, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under and instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bee", written in a cursive style.

Brian C. Hansen

Enclosures



**Nebraska Schedule II –
Partner's Share of Nebraska Income**

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Strehlow Housing Partners, LP

25- 10060538

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
Housing In Omaha, Inc	540 S 27th Street Omaha, NE 68105	47-0619339			<input type="checkbox"/>		
Equity Fund of Nebraska X, LP Midwest Housing Equity Group	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	11-3645080			<input type="checkbox"/>		
Equity Fund of Nebraska XI, LP Midwest Housing Equity Group	515 N. 162nd Avenue, Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
Midwest Housing Assistance Corp Midwest Housing Equity Group	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
					<input type="checkbox"/>		
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					<input type="checkbox"/>		
					<input type="checkbox"/>		
Totals			0.0000			0.	0.

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations
Read instructions on reverse side.

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property Strehlow Housing Partners Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 1,214,000.00	Parcel ID Number 0210880002
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
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Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

LANDS SEC-TWN-RGE 10-15-13 N 70.84 FT FOR RESERVE BLK 1 E V SMITH ADD & -EX ST- TAX LOTS 22 23 & 24 SE 1/4 SW 1/4

RECEIVED

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing and low income housing development. See statement attached.

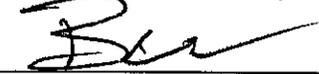
RECEIVED
JUN 30 2016
Douglas County
Board of Equalization
RECEIVED
JUN 30 PM 2:13

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
 Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? ... YES NO
 Is a portion of the property used for the sale of alcoholic beverages? YES NO
 If Yes, state the number of hours per week _____
 Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here


Authorized Signature

GENERAL COUNSEL
Title

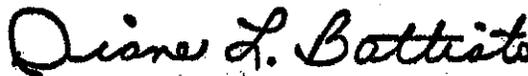
6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:


Assessor / Register of Deeds

Signature of County Assessor

54 mg Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: Strehlow Housing Partners, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of Strehlow Housing Partners, LP. Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
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4th Floor
Omaha, NE 68183

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Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by Strehlow Housing Partners, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Bee", written in black ink.

Brian C. Hansen

Enclosures

IN



Nebraska Schedule II - Partner's Share of Nebraska Income

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

FORM 1065N
Schedule II
2015

Name on Form 1065N

Strehlow Housing Partners, LP

Nebraska ID Number

25- 10060538

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] Enter on Nebr. Sch. K-1N)
Housing In Omaha, Inc	540 S 27th Street Omaha, NE 68105	47-0619339			<input type="checkbox"/>		
Equity Fund of Nebraska X, LP Midwest Housing Equity Group	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	11-3645080			<input type="checkbox"/>		
Equity Fund of Nebraska XI, LP Midwest Housing Equity Group	515 N. 162nd Avenue, Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
Midwest Housing Assistance Corp Midwest Housing Equity Group	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

EXEMPTION APPLICATION for Tax Exemption on Real and Personal Property by Qualifying Organizations

Failure to properly complete or timely file this application will result in a denial of the exemption.

Organization: Jesuit Academy, County: Douglas, Tax Year: 2016, Address: 2311 N. 22nd Street, Omaha, NE 68110, Value: \$0 - exempt, Contact: Tom Hoy

Table with 3 columns: Name, Title of Officers, Directors, or Partners, Address, City, State, Zip Code. Includes Thomas Hoy (President) and Leni Corbett (Vice President).

Legal description of real property: LANDS SEC-TWN-RGE 10-15-13 1/2 VC ALLEY ADJ + SUB LOT 6 TAX LOT 42 IN SW 1/4 29x105

Property described above is used in the following exempt category: Educational (checked)

Give a detailed description of the use of the property: All boys private school educating young men in grades 4-8 North Omaha Community

Is all of the property used exclusively as described above? YES (checked), Is the property used for financial gain or profit... NO (checked), Is a portion of the property used for the sale of alcoholic beverages... NO (checked), Is the property owned or used by an organization which discriminates... NO (checked)

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application. Signatures: Leni Corbett (Vice President), Date: 6/28/16

For County Assessor's Recommendation: Denial (checked), Signature: Diane L. Battista, Assessor / Register of Deeds, Date: 7/13/2016

For County Board of Equalization Use Only: I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

Building/Parcel Address: 2311 N. 22nd St. Omaha, NE 68110

Parcel # 0211970000

Ownership

Does the organization hold legal title to the building/parcel for which the exemption is sought?

YES NO

If no, does the organization hold equitable title under a land contract, lease-purchase agreement, deed of trust or some other instrument?

YES NO

Please describe the nature of the instrument.

If the organization holds equitable, but not legal title, will it obtain legal title in the future? If so, describe the circumstances under which that will occur.

Is the organization leasing the property and seeking exemption for its leasehold interest in the building/parcel?

YES NO

Please provide:

Name of Property Owner

Lease Terms

Monthly Rent

Please provide answers for each of the property-improvement types that are included in the parcel for which you are seeking an exemption. Click all boxes that pertain to your parcel. By clicking on the actual improvement type, you will be sent to that improvement type's questions. At the end of each improvement's section, click on **"Return to Improvement Types"** to return here for each improvement type on your parcel.

UNIMPROVED LOTS (LAND)

SINGLE-FAMILY RESIDENCES

COMMERCIAL

MULTI-FAMILY

HOUSING FOR THE ELDERLY

DAYCARE

HOSPITAL/MEDICAL FACILITIES

FACILITIES RETAIL

RELIGIOUS

FRATERNAL ORG/UNION HALL

EDUCATIONAL

Educational Facilities

Please describe the nature of the academic, technical or vocational subjects taught in the facility/building.

Educating young men in grades 4-8 from North Omaha Community

Are those courses taught year-round?

YES

NO

If not, during what portion of the year are the courses taught?

August - May ; 3 weeks between June & July

If no classes are taught in the facility, please describe the manner in which the facility/building is used and its role in the educational activities of the organization.

Is some portion of the building used by entities other than the organization? Please list the entities using that portion of the facility/building and the use to which the entity puts that portion of the facility/building.

How often is that portion of the facility/building used by those entities?

Return to Improvement Types

3021 2/11/16

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 80,900.00	Parcel ID Number 0543800000
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

BEDFORD PLACE LOT 9 BLOCK 12 50 X 128

RECEIVED

JUN 30 2016

Douglas County Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Public housing and low income housing development. See statement attached.

RECEIVED
 JUN 30 PM 2:11
 COUNTY ASSESSOR
 SYSTEM OF DEEDS

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO

If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 

Authorized Signature

GENERAL COUNSEL

Title

6/29/16

Date

Retain a copy for your records.

For County Assessor's Recommendation

Approval

Approval of a Portion

Denial

COMMENTS:

Diane L. Battista

Assessor / Register of Deeds

Signature of County Assessor *by [Signature]* Date **7/14/2016**

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved

Approval of a Portion

Denied

Signature of County Board Member _____ Date _____

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

**Nebraska Schedule II –
Partner's Share of Nebraska Income**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

FORM
451

Read instructions on reverse side.
Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 121,400.00	Parcel ID Number 0826840099
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CONCORD SQUARE LOT 38 BLOCK 0 66X134

RECEIVED

JUN 30 2016

**Douglas County
Board of Equalization**

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing and low income housing development. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
 Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO
 Is a portion of the property used for the sale of alcoholic beverages? YES NO
 If Yes, state the number of hours per week _____
 Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

GENERAL COUNSEL
Title

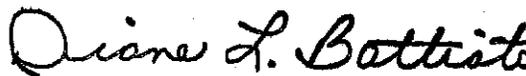
6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:



Assessor / Register of Deeds

Signature of County Assessor

7/14/2016
Date

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Hatney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.



**Nebraska Schedule II –
Partner's Share of Nebraska Income**

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

North Omaha Affordable Homes LP

Nebraska ID Number

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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					<input type="checkbox"/>		
Totals			0.0000			0.	0.

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations
Read Instructions on reverse side.

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 120,700.00	Parcel ID Number 0826840105
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CONCORD SQUARE LOT 41 BLOCK 0 66X134

RECEIVED
JUN 30 2016
Douglas County
Board of Equalization
RECEIVED
JUN 30 PM 2:11
COUNTY ASSESSOR/REGISTER OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Public housing and low income housing development. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

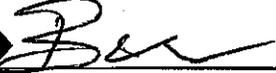
Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO

If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

GENERAL COUNSEL
Title
Date *6/29/16*

Retain a copy for your records.

For County Assessor's Recommendation

Approval
 Approval of a Portion
 Denial

COMMENTS:

Diane L. Bottista
Assessor / Register of Deeds

by [Signature] Date *7/14/2016*

Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved
 Approval of a Portion
 Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

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We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

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As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

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The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures



Nebraska Schedule II – Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25-- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
					<input type="checkbox"/>		
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Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations
Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 71,100.00	Parcel ID Number 0913500500
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input type="checkbox"/> Religious Organization <input checked="" type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization		Phone Number 402-444-6900	

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

RECEIVED

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 1 BLOCK 0 IRREG

JUN 30 2016

Douglas County
Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

RECEIVED
JUN 30 PM 2:11
DUGLAS COUNTY ASSESSOR / REGISTER OF DEEDS

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
- Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? ... YES NO
- Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

Gwendolyn Counsel
Title

6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
- Approval of a Portion
- Denial

COMMENTS:

Diane L. Battisto

Assessor / Register of Deeds

Signature of County Assessor

by [Signature] Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
- Approval of a Portion
- Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: Keystone Crown 1, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of Keystone Crown 1, Limited Partnership. Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: Keystone Crown I, Limited Partnership

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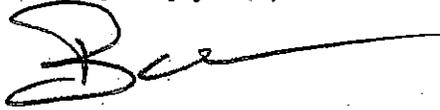
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Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under and instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", with a long horizontal flourish extending to the right.

Brian C. Hansen

Enclosures

IN



Nebraska Schedule II - Partner's Share of Nebraska Income

FORM 1065N
Schedule II
2015

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 71,400.00	Parcel ID Number 0913500504
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 3 BLOCK 0 IRREG

RECEIVED

JUN 30 2016

Douglas County
Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

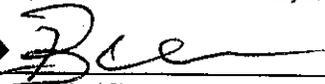
Public housing unit. See statement attached.

RECEIVED
 JUN 30 PM 2:09
 DOUGLAS COUNTY ASSESSOR
 REGISTER OF DEEDS

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
- Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? YES NO
- Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

GENERAL COUNSEL **6/29/16**
Title Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
- Approval of a Portion
- Denial

COMMENTS:

Diane L. Battisto
Assessor / Register of Deeds

Signature of County Assessor

by [Signature] Date **7/14/2016**

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
- Approval of a Portion
- Denied

COMMENTS:

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: Keystone Crown 1, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of Keystone Crown 1, Limited Partnership. Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

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Brian C. Hansen
General Counsel OHA / HIO

Enclosures



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1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: Keystone Crown I, Limited Partnership

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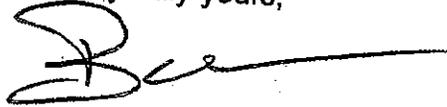
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Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

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 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

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Very truly yours,

A handwritten signature in black ink, appearing to read 'Brian C. Hansen', with a long horizontal flourish extending to the right.

Brian C. Hansen

Enclosures



Nebraska Schedule II – Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.
 Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A) Partner Name	(A) Partner Address	(B) Partner SSN or FEIN	(C) Percent of Ownership	(D) Nebraska Resident (Y or N)	(E) Check if Form 12N Attached	(F) Partner Income Line 5 Form 1065N x Column C Percent	(G) Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 73,200.00	Parcel ID Number 0913500510
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

RECEIVED

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 6 BLOCK 0 IRREG

JUN 30 2016
 Douglas County
 Board of Equalization
 RECEIVED
 JUN 30 PM 2:11
 DOUGLAS COUNTY REGISTER OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

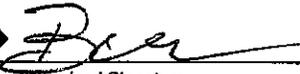
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Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
 Authorized Signature

GENERAL COUNSEL
 Title

6/29/16
 Date

Retain a copy for your records.

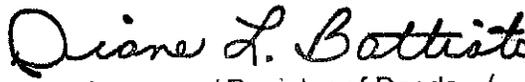
For County Assessor's Recommendation

Approval

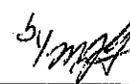
Approval of a Portion

Denial

COMMENTS:


 Assessor / Register of Deeds

Signature of County Assessor

by  Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

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COMMENTS:

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Date

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June 29, 2016

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Omaha, NE 68183

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Enclosures



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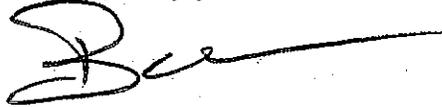
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Brian C. Hansen

Enclosures



Nebraska Schedule II – Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

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Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25-- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
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MIDWEST HOUSING ASSISTANCE CORP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

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Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM
451

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Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 91,500.00	Parcel ID Number 0913500512
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	
<input type="checkbox"/> Agricultural and Horticultural Society		<input type="checkbox"/> Educational Organization	
<input type="checkbox"/> Religious Organization		<input checked="" type="checkbox"/> Charitable Organization	
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Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
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Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 7 BLOCK 0 IRREG

RECEIVED

JUN 30 2016

Douglas County Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

RECEIVED
JUN 30 PM 2:11
DOUGLAS COUNTY ASSESSOR
REGISTER OF DEEDS

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
- Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO
- Is a portion of the property used for the sale of alcoholic beverages? YES NO
- If Yes, state the number of hours per week _____
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here

[Signature]
Authorized Signature

GENERAL COUNSEL
Title

6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
- Approval of a Portion
- Denial

COMMENTS:

Diane L. Battista

Assessor / Register of Deeds

[Signature] Date *7/14/2016*

Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
- Approval of a Portion
- Denied

COMMENTS:

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: Keystone Crown 1, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of Keystone Crown 1, Limited Partnership. Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

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General Counsel OHA / HIO

Enclosures



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Nebraska Schedule II – Partner's Share of Nebraska Income

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Schedule II
2015**

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Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
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Totals			0.0000			0.	0.



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June 29, 2016

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General Counsel OHA / HIO

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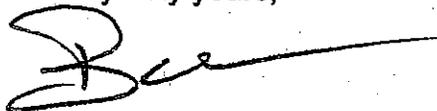
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The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

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Brian C. Hansen

Enclosures



Nebraska Schedule II – Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
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Totals			0.0000			0.	0.

4218 N 87th

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 91,400.00	Parcel ID Number 0913500516
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

RECEIVED

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 9 BLOCK 0 IRREG

JUN 30 2016

Douglas County Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:
Public housing unit. See statement attached.

RECEIVED
JUN 30 PM 2:11
DOUGLAS COUNTY ASSESSOR/
REGISTER OF DEEDS

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

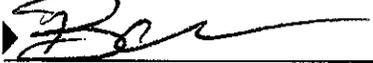
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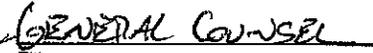
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Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

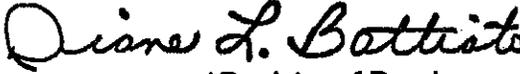
 GENERAL COUNSEL
Title
6/29/16
Date

Retain a copy for your records.
For County Assessor's Recommendation

Approval COMMENTS: _____

Approval of a Portion

Denial


Diane L. Battista
Assessor / Register of Deeds
Signature of County Assessor Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved COMMENTS: _____

Approval of a Portion

Denied

Signature of County Board Member _____ Date _____

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: Keystone Crown 1, Limited Partnership

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General Counsel OHA / HIO

Enclosures



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Brian C. Hansen

Enclosures



Nebraska Schedule II – Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
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4206 1001

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Assessor

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for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

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Name of Owner of Property Keystone Crown 1, Limited Partnership			State Where Incorporated Nebraska	
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City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

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Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

RECEIVED

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CROWN CREEK ESTATES LOT 10 BLOCK 0 IRREG

JUN 30 2016

Douglas County
Board of Equalization

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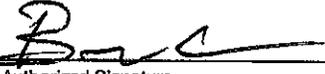
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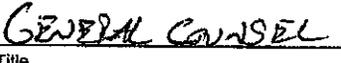
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 GENERAL COUNSEL 6/29/16
Title Date

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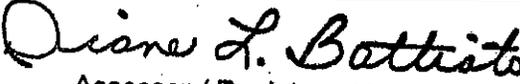
For County Assessor's Recommendation

Approval

Approval of a Portion

Denial

COMMENTS:


Assessor / Register of Deeds

Signature of County Assessor

Date

7/14/2016

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I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

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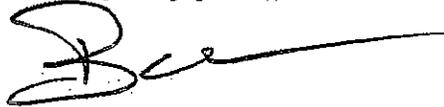
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Enclosures



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2015**

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Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

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Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of Keystone Crown 1, Limited Partnership. Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: Keystone Crown I, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by Keystone Crown I, Limited Partnership and are part of a low income tax credit development.

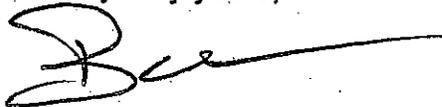
As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", with a long horizontal flourish extending to the right.

Brian C. Hansen

Enclosures

IN



Nebraska Schedule II - Partner's Share of Nebraska Income

FORM 1065N Schedule II 2015

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] Enter on Nebr. Sch. K-1N
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 100,800.00	Parcel ID Number 0913500522
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900
Type of Ownership <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input type="checkbox"/> Religious Organization <input checked="" type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization				

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 12 BLOCK 0 IRREG

JUN 30 2016

Douglas County
Board of Equalization

DOUGLAS COUNTY ASSESSOR / REGISTER OF DEEDS

RECEIVED

2016 JUN 30 PM 2:11

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
- Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO
- Is a portion of the property used for the sale of alcoholic beverages? YES NO
- If Yes, state the number of hours per week _____
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

General Counsel
Title

6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:

Diane L. Bottista
Assessor / Register of Deeds

Signature of County Assessor

5/11/16 Date *7/14/2016*

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: Keystone Crown 1, Limited Partnership

Dear Sir or Madam:

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Brian C. Hansen
General Counsel OHA / HIO

Enclosures



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1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

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As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

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 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Brian C. Hansen', with a long horizontal flourish extending to the right.

Brian C. Hansen

Enclosures



Nebraska Schedule II - Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

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File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations
Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 76,100.00	Parcel ID Number 0913500524
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 13 BLOCK 0 IRREG

RECEIVED
 JUN 30 2016
 Douglas County
 Board of Equalization
 RECEIVED
 2:03 PM 6/30/16
 COUNTY ASSESSOR/
 REGISTER OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

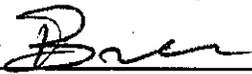
Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

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Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
 Authorized Signature

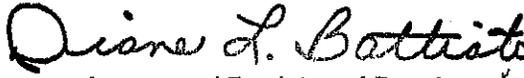
GENERAL COUNSEL **6/29/16**
 Title Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:


Dione L. Battisto
 Assessor / Register of Deeds

Signature of County Assessor

Date **7/14/2016**

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: Keystone Crown 1, Limited Partnership

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General Counsel OHA / HIO

Enclosures



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June 29, 2016

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1819 Farnam Street
4th Floor
Omaha, NE 68183

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Brian C. Hansen

Enclosures

IN



Nebraska Schedule II - Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations
Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 100,800.00	Parcel ID Number 0913500526
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 14 BLOCK 0 81 X 100.20

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

RECEIVED
 JUN 30 2016 PM 2:09
 DOUGLAS COUNTY ASSESSOR
 REGISTER OF DEEDS

RECEIVED
 JUN 30 2016

Douglas County
 Board of Equalization

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
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 Is a portion of the property used for the sale of alcoholic beverages? YES NO
 If Yes, state the number of hours per week _____
 Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here

Authorized Signature

GENERAL COUNSEL

Title

Date

6/29/16

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:

Signature of County Assessor

Date

7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
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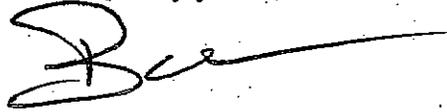
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General Counsel OHA / HIO

Enclosures

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Brian C. Hansen

Enclosures

IN



Nebraska Schedule II - Partner's Share of Nebraska Income

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Schedule II
2015**

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Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
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Totals			0.0000			0.	0.

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Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations
Read instructions on reverse side.

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Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 71,100.00	Parcel ID Number 0913500534
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 18 BLOCK 0 55.82 X 100.20

RECEIVED

JUN 30 2016

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

Douglas County Board of Equalization

RECEIVED

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO

If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here


Authorized Signature

GENERAL COUNSEL
Title

6/29/16
Date

Retain a copy for your records.

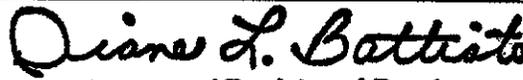
For County Assessor's Recommendation

Approval

Approval of a Portion

Denial

COMMENTS:


Assessor / Register of Deeds

Signature of County Assessor

Date

7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved

Approval of a Portion

Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: Keystone Crown 1, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of Keystone Crown 1, Limited Partnership. Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



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June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

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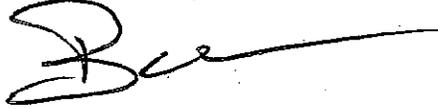
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Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

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Brian C. Hansen

Enclosures

IN



Nebraska Schedule II -- Partner's Share of Nebraska Income

FORM 1065N
Schedule II
2015

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D) ^f	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.



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June 29, 2016

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1819 Farnam Street H-08
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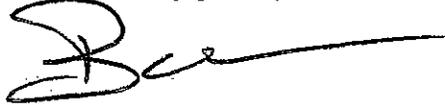
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Brian C. Hansen

Enclosures

IN



Nebraska Schedule II - Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
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MIDWEST HOUSING ASSISTANCE CORP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

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File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 56,700.00	Parcel ID Number 0913500538
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 20 BLOCK 0 59.42 X 100.20

RECEIVED
JUN 30 2016
Douglas County
Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:
Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO

If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here  _____ Title **GENERAL COUNSEL** Date **6/29/16**

Authorized Signature

Retain a copy for your records.

For County Assessor's Recommendation

Approval COMMENTS: _____

Approval of a Portion

Denial



Assessor / Register of Deeds

Date **7/14/2016**

Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved COMMENTS: _____

Approval of a Portion

Denied

Signature of County Board Member _____ Date _____

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: Keystone Crown 1, Limited Partnership

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General Counsel OHA / HIO

Enclosures



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June 29, 2016

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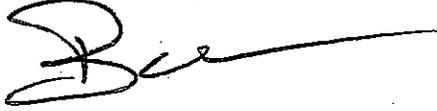
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Brian C. Hansen

Enclosures

IN



Nebraska Schedule II – Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
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Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 71,100.00	Parcel ID Number 0913500540
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

CROWN CREEK ESTATES LOT 21 BLOCK 0 IRREG

RECEIVED

JUN 30 2016

Douglas County
Board of Equalization

RECEIVED
 JUN 30 PM 2:10
 COUNTY ASSESSOR
 REGISTER OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

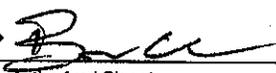
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sign here  _____ **GENERAL COUNSEL** _____ **6/29/16**
 Authorized Signature Title Date

Retain a copy for your records.
For County Assessor's Recommendation

Approval
 Approval of a Portion
 Denial

COMMENTS: _____

Diane L. Battista
Assessor / Register of Deeds *by [Signature]* Date **7/14/2016**

Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved
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COMMENTS: _____

_____ _____
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June 29, 2016

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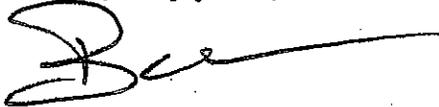
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Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

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Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of Keystone Crown 1, Limited Partnership. Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: Keystone Crown I, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by Keystone Crown I, Limited Partnership and are part of a low income tax credit development.

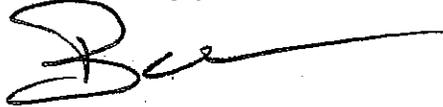
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Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", with a long horizontal flourish extending to the right.

Brian C. Hansen

Enclosures

IN



Nebraska Schedule II - Partner's Share of Nebraska Income

FORM 1065N
Schedule II
2015

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
					<input type="checkbox"/>		
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Totals			0.0000			0.	0.

4237 10 87

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property Keystone Crown 1, Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 69,300.00	Parcel ID Number 0913500544
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicle

CROWN CREEK ESTATES LOT 23 BLOCK 0 59.42 X 104

RECEIVED

JUN 30 2016

Douglas County Board of Equalization

2016 JUN 30 PM 2:10

RECEIVED

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
- Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? YES NO
- Is a portion of the property used for the sale of alcoholic beverages? YES NO
- If Yes, state the number of hours per week _____
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here

[Signature]
Authorized Signature

GENERAL COUNSEL
Title

6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:

Diane L. Battista

Assessor / Register of Deeds *by [Signature]* Date *7/14/2014*

Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

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Enclosures



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Omaha, NE 68183

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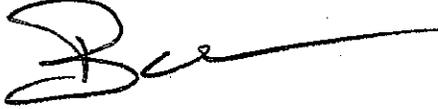
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Brian C. Hansen

Enclosures



**Nebraska Schedule II -
Partner's Share of Nebraska Income**

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Keystone Crown I, LP

25- 10038919

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
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MIDWEST HOUSING ASSISTANCE CORP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

2581

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

FORM
451

Read instructions on reverse side.
Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 105,100.00	Parcel ID Number 0940840000
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

RECEIVED

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

DROSS & WILSONS ADD LOT 16 BLOCK 2 64.4 X 120

JUN 30 2016

Douglas County
Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing and low income housing development. See statement attached.

RECEIVED
 JUN 30 PM 2:11
 CLERK OF DEEDS
 DOUGLAS COUNTY ASSESSOR

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
- Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? YES NO
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If Yes, state the number of hours per week _____
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Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 

Authorized Signature

GENERAL COUNSEL

Title

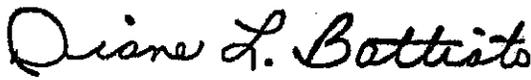
6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
- Approval of a Portion
- Denial

COMMENTS:


 Assessor / Register of Deeds

Signature of County Assessor

by  Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
- Approval of a Portion
- Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

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General Counsel OHA / HIO

Enclosures



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Brian C. Hansen

Enclosures



Nebraska Schedule II – Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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					<input type="checkbox"/>		
Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing In Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 62,500.00	Parcel ID Number 1014310050
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing In Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

ELIZABETH PLACE ADD REP 1* LOT 1 BLOCK 0 50 X 140

RECEIVED

JUN 30 2016

Douglas County Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
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Give a detailed description of the use of the property:

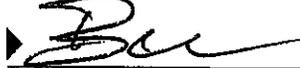
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RECEIVED
JUN 30 PM 2:12
DOUGLAS COUNTY REGISTER OF DEEDS

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 Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? YES NO
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 If Yes, state the number of hours per week _____
 Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

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sign here 
Authorized Signature

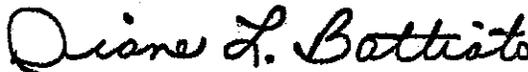
GENERAL COUNSEL 6/29/16
Title Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:


Assessor / Register of Deeds

Signature of County Assessor

Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member

Date

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Brian C. Hansen

Enclosures



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Schedule II
2015**

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Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

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MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
					<input type="checkbox"/>		
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					<input type="checkbox"/>		
Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

JUN 30 2016

451 Douglas County
Board of Equalization

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 70,600.00	Parcel ID Number 1014310052
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
			Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:
ELIZABETH PLACE ADD REP 1* LOT 2 BLOCK 0 50 X 140

RECEIVED
 2016 JUN 30 PM 2:11
 DOUGLAS COUNTY ASSESSOR/
 REGISTER OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:
Public housing and low income housing development. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

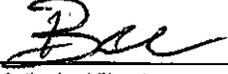
Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO

If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
 Authorized Signature

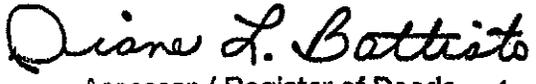
GENERAL COUNSEL **6/29/16**
 Title Date

Retain a copy for your records.
 For County Assessor's Recommendation

Approval COMMENTS: _____

Approval of a Portion

Denial


 Assessor / Register of Deeds Date **7/14/2016**
 Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved COMMENTS: _____

Approval of a Portion

Denied

Signature of County Board Member _____ Date _____

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures

2238 Florence Blvd

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 59,700.00	Parcel ID Number 1014310054
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input type="checkbox"/> Religious Organization <input checked="" type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization		Phone Number 402-444-6900	

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

ELIZABETH PLACE ADD REP 1* LOT 3 BLOCK 0 50 X 140

RECEIVED

JUN 30 2016

Douglas County
Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Public housing and low income housing development. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO

If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

GENERAL COUNSEL
Title

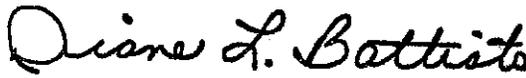
6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:


Assessor / Register of Deeds

Signature of County Assessor

Date

7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "BCH", written in a cursive style.

Brian C. Hansen

Enclosures

5804 2 2712

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing In Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 106,000.00	Parcel ID Number 1039430000
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

FIRESTONE SUB DIV LOT 11 BLOCK 0 N 1/2 LTS 9-10 & 61.75 X 130

RECEIVED

JUN 30 2016

Douglas County
Board of Equalization

RECEIVED
 2016 JUN 30 PM 2:12
 DOUGLAS COUNTY ASSESSOR
 REGISTER OF DEEDS

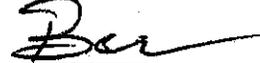
- Property described above is used in the following exempt category (please mark the applicable boxes):
- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing and low income housing development. See statement attached.

- All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.
- Is all of the property used exclusively as described above? YES NO
 Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO
 Is a portion of the property used for the sale of alcoholic beverages? YES NO
 If Yes, state the number of hours per week _____
 Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 

Authorized Signature

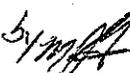
GENERAL COUNSEL  **6/29/16**

Title Date

Retain a copy for your records.
For County Assessor's Recommendation

Approval
 Approval of a Portion
 Denial

COMMENTS:

Diane L. Battiste
Assessor / Register of Deeds  Date **7/14/2016**

Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved
 Approval of a Portion
 Denied

COMMENTS: _____

Signature of County Board Member _____ Date _____

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures



Nebraska Schedule II – Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.
Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount - [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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					<input type="checkbox"/>		
					<input type="checkbox"/>		
Totals			0.0000			0.	0.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures

5322 N 26th

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 88,700.00	Parcel ID Number 1302520000
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

HASTINGS & HEYDENS 2ND ADD LOT 7 BLOCK 2 50 X 132

RECEIVED

JUN 30 2016

Douglas County
Board of Equalization

DOUGLAS COUNTY ASSESSOR'S OFFICE
JUN 30 PM 2:12

RECEIVED

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? ... YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

GENERAL COUNCIL
Title
Date *6/29/16*

Retain a copy for your records.

For County Assessor's Recommendation

Approval

Approval of a Portion

Denial

COMMENTS:

Diane L. Battista
Assessor / Register of Deeds

Signature of County Assessor

Date

7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved

Approval of a Portion

Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

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Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

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Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures



**Nebraska Schedule II –
Partner's Share of Nebraska Income**

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
					<input type="checkbox"/>		
					<input type="checkbox"/>		
					<input type="checkbox"/>		
					<input type="checkbox"/>		
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					<input type="checkbox"/>		
Totals			0.0000			0.	0.

2523 Florence Blvd

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 79,200.00	Parcel ID Number 1600710000
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900
Type of Ownership <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input type="checkbox"/> Religious Organization <input checked="" type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization				

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

LAKE ADD LOT 11 BLOCK 1 61 X 140

RECEIVED
 JUN 30 2018
 Douglas County
 Board of Equalization
 JUN 30 PM 2:12
 RECEIVED
 DUGLAS COUNTY ASSESSOR/
 REGISTER OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:
Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

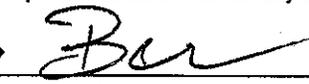
Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO
 If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here  **Authorized Signature**

GENERAL COUNSEL **6/29/16**
 Title Date

Retain a copy for your records.
For County Assessor's Recommendation

Approval Approval of a Portion Denial

COMMENTS: **Diane L. Botticchio**
Assessor / Register of Deeds **7/14/2016**
 Signature of County Assessor Date

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved Approval of a Portion Denied

COMMENTS: _____

Signature of County Board Member _____ Date _____

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures

**Nebraska Schedule II --
Partner's Share of Nebraska Income**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

2521 N 20

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 72,500.00	Parcel ID Number 1600920002
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

LAKE ADD LOT 8 BLOCK 2 ALL LOT 8 BLK 2

RECEIVED
JUN 30 2016
Douglas County
Board of Equalization
RECEIVED
JUN 30 PM 2:12
DOUGLAS COUNTY ASSESSOR
OFFICE OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? ... YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO

If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 

GENERAL COUNSEL 6/29/16
Title Date

Retain a copy for your records.

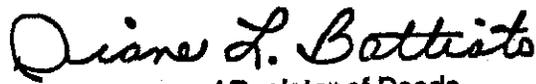
For County Assessor's Recommendation

Approval

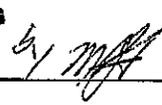
Approval of a Portion

Denial

COMMENTS:


Diane L. Botticchio
Assessor / Register of Deeds

Signature of County Assessor

by  Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved

Approval of a Portion

Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures



**Nebraska Schedule II –
Partner's Share of Nebraska Income**

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

2523 11/20/15

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 59,200.00	Parcel ID Number 1600960000
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	
<input type="checkbox"/> Agricultural and Horticultural Society		<input type="checkbox"/> Educational Organization	
<input type="checkbox"/> Religious Organization		<input checked="" type="checkbox"/> Charitable Organization	
<input type="checkbox"/> Cemetery Organization			

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

LAKE ADD LOT 11 BLOCK 2 61 X 119

RECEIVED

JUN 30 2016

Douglas County
Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society Educational Religious Charitable Cemetery

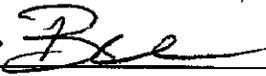
Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
- Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? YES NO
- Is a portion of the property used for the sale of alcoholic beverages? YES NO
- If Yes, state the number of hours per week _____
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

GENERAL COUNSEL 6/29/16
Title Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
- Approval of a Portion
- Denial

COMMENTS:

Diane L. Battista
Assessor / Register of Deeds

Signature of County Assessor

by [Signature] Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
- Approval of a Portion
- Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

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Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

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Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures



**Nebraska Schedule II –
Partner's Share of Nebraska Income**

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25-10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORE MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 99,900.00	Parcel ID Number 1641290000
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
			Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

LOWES ADD LOT 6 BLOCK P 60 X 124

RECEIVED
JUN 30 2016
Douglas County
Board of Equalization
RECEIVED
JUN 30 PM 2:12
DOUGLAS COUNTY ASSESSOR/
REGISTER OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:
Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

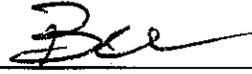
Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

GENERAL COUNSEL 6/29/16
Title Date

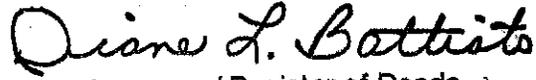
Retain a copy for your records.
For County Assessor's Recommendation

Approval

Approval of a Portion

Denial

COMMENTS:


Assessor / Register of Deeds Date 7/14/2016
Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved

Approval of a Portion

Denied

COMMENTS:

Signature of County Board Member Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures

2107 10/16th

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property Strehlow Housing Partners Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 29,700.00	Parcel ID Number 1934760002
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Equity Fund of Nebraska X	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

PADDOCK PLACE LOT 5 BLOCK 2 LOT 5 50 X 132

RECEIVED

JUN 30 2016

Douglas County
Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Public housing and low income housing development. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? ... YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

GENERAL COUNSEL
Title

6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

Approval
 Approval of a Portion
 Denial

COMMENTS:


Assessor / Registrar of Deeds

Signature of County Assessor

Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: Strehlow Housing Partners, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of Strehlow Housing Partners, LP. Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: Strehlow Housing Partners, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by Strehlow Housing Partners, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.



**Nebraska Schedule II –
Partner's Share of Nebraska Income**

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

Strehlow Housing Partners, LP

25- 10060538

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
Housing In Omaha, Inc	540 S 27th Street Omaha, NE 68105	47-0619339			<input type="checkbox"/>		
Equity Fund of Nebraska X, LP Midwest Housing Equity Group	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	11-3645080			<input type="checkbox"/>		
Equity Fund of Nebraska XI, LP Midwest Housing Equity Group	515 N. 162nd Avenue, Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
Midwest Housing Assistance Corp Midwest Housing Equity Group	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
					<input type="checkbox"/>		
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Totals			0.0000			0.	0.

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.			County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership			State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street			Total Actual Value of Real and Personal Property \$ 102,300.00	Parcel ID Number 2229580100
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen	Phone Number 402-444-6900

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:
SMITHS - E V- ADD REP 5 LOT 1 BLOCK 0 69X140

RECEIVED
JUN 30 2015
Douglas County Board of Equalization
RECEIVED
JUN 30 PM 2:12
COUNTY ASSESSOR & REGISTER OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:
Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? ... YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO
 If Yes, state the number of hours per week _____

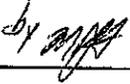
Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here  **GENERAL COUNSEL** **6/29/16**
 Authorized Signature Title Date

Retain a copy for your records.
For County Assessor's Recommendation

Approval Approval of a Portion Denial

COMMENTS: **Diane L. Battista**
Assessor / Register of Deeds by  Date **7/14/2016**
 Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved Approval of a Portion Denied

COMMENTS: _____

Signature of County Board Member _____ Date _____

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
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**Nebraska Schedule II –
Partner's Share of Nebraska Income**

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.
Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number
25- 10071191

North Omaha Affordable Homes LP

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
					<input type="checkbox"/>		
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					<input type="checkbox"/>		
Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

FORM
451

Read instructions on reverse side.
Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 103,900.00	Parcel ID Number 2229580250
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

SMITHS -E V- ADD REP 8* LOT 1 BLOCK 0 IRREG 7256 SQ FT

RECEIVED
JUN 30 2016
Douglas County
Board of Equalization

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? ... YES NO
Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____
Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here

Dee
Authorized Signature

GENERAL COUNSEL
Title

6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:

Diane L. Battista
Assessor / Register of Deeds

Signature of County Assessor

by [Signature] Date *7/14/2016*

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

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Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

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1819 Farnam Street H-08
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Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

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1819 Farnam Street
4th Floor
Omaha, NE 68183

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Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

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Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Nebraska Schedule II - Partner's Share of Nebraska Income

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

FORM 1065N
Schedule II
2015

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations
Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing In Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 105,100.00	Parcel ID Number 2229580254
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing In Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

RECEIVED

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

SMITHS -E V- ADD REP 8* LOT 3 BLOCK 0 IRREG 8649 SQ FT

JUN 8 0 2016

Douglas County
Board of Equalization
REGISTER OF DEEDS
RECEIVED
JUN 30 PM 2:12

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO
Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____
Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here

[Signature]
Authorized Signature

GENERAL COUNSEL
Title

6/29/16
Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:

Diane L. Bottista
Assessor / Register of Deeds

Signature of County Assessor

[Signature] Date *7/14/2016*

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

(a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:

(i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures



**Nebraska Schedule II –
Partner's Share of Nebraska Income**

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
					<input type="checkbox"/>		
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Totals			0.0000			0.	0.

2026 N 1517

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 105,600.00	Parcel ID Number 2229580300
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

SMITHS -E V- ADD REP 9* LOT 1 BLOCK 0 IRREG 7212 SQ FT

RECEIVED

RECEIVED
 JUN 30 2016
 Douglas County
 Board of Equalization
 REGISTER OF DEEDS
 JUN 30 PM 2:12

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
 Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO
 Is a portion of the property used for the sale of alcoholic beverages? YES NO
 If Yes, state the number of hours per week _____
 Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
 Authorized Signature

GENERAL COUNSEL *6/29/16*
 Title Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:

Diane L. Battista
 Assessor / Register of Deeds

Signature of County Assessor

7/14/2016
 Date

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS: _____

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

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The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures



Nebraska Schedule II - Partner's Share of Nebraska Income

FORM 1065N
Schedule II
2015

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

North Omaha Affordable Homes LP

Nebraska ID Number

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col. (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

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Very truly yours,

A handwritten signature in black ink, appearing to read "BCH", written over a horizontal line.

Brian C. Hansen

Enclosures



Nebraska Schedule II – Partner's Share of Nebraska Income

**FORM 1065N
Schedule II
2015**

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP <small>MIDWEST HOUSING EQUITY GROUP</small>	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP <small>MIDWEST HOUSING EQUITY GROUP</small>	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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					<input type="checkbox"/>		
Totals			0.0000			0.	0.

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 105,500.00	Parcel ID Number 2229580304
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

SMITHS -E V- ADD REP 9* LOT 3 BLOCK 0 IRREG 7006 SQ FT

RECEIVED
JUN 30 2016

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

Douglas County
Board of Equalization

RECEIVED
JUN 30 PM 2:12

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

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 If Yes, state the number of hours per week _____
 Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

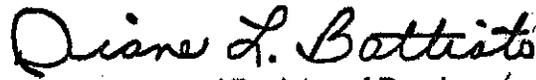
GENERAL COUNSEL
Date 6/29/16

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:


Assessor / Register of Deeds
Signature of County Assessor
Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member _____ Date _____

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

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Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

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Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures



Nebraska Schedule II - Partner's Share of Nebraska Income

FORM 1065N
Schedule II
2015

• If you use this schedule, read the instructions and attach this page to Form 1065N.

Note: A partnership with out-of-state partners and with ONLY portfolio income need not complete columns (E), (F), and (G). Instead, check this box

Name on Form 1065N

Nebraska ID Number

North Omaha Affordable Homes LP

25- 10071191

(A)		(B)	(C)	(D)	(E)	(F)	(G)
Partner Name	Partner Address	Partner SSN or FEIN	Percent of Ownership	Nebraska Resident (Y or N)	Check if Form 12N Attached	Partner Income Line 5 Form 1065N x Column C Percent	Nebraska Income Tax Withholding Amount [Col (F) x .0684] (Enter on Nebr. Sch. K-1N)
HOUSING IN OMAHA, INC.	540 S 27TH STREET OMAHA, NE 68105	47-0619339			<input type="checkbox"/>		
EQUITY FUND OF NEBRASKA XI, LP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	71-0969038			<input type="checkbox"/>		
MIDWEST HOUSING ASSISTANCE CORP MIDWEST HOUSING EQUITY GROUP	515 N. 162nd Avenue Suite 202 Omaha, NE 68118	47-0773664			<input type="checkbox"/>		
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Totals			0.0000			0.	0.

2038 W 18

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 94,400.00	Parcel ID Number 2229580306
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input type="checkbox"/> Religious Organization <input checked="" type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization		Phone Number 402-444-6900	

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

SMITHS -E V- ADD REP 9* LOT 4 BLOCK 0 IRREG 7866 SQ FT

RECEIVED
JUN 30 2016
Douglas County
Board of Equalization
REGISTER OF DEEDS
JUN 30 PM 2:13
RECEIVED

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society Educational Religious Charitable Cemetery

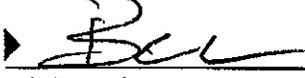
Give a detailed description of the use of the property:

Public housing unit. See statement attached.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
- Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? YES NO
- Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 
Authorized Signature

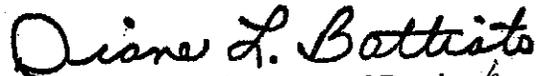
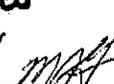
GENERAL COUNSEL **6/29/16**
Title Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:


Dione L. Botticato
Assessor / Register of Deeds *by*  Date **7/14/2016**
Signature of County Assessor

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

Neb.Rev.Stat. § 77-202(1) provides that the following property shall be exempt from property tax:

- (a) Property of the state and its governmental subdivisions to the extent used or being developed for use by the state or governmental subdivision for a public purpose. For purposes of this subdivision:
 - (i) Property of the state and its governmental subdivisions means (A) property held in fee title by the state or a governmental subdivision or (B) property beneficially owned by the state or a governmental subdivision in that it is used for a public purpose and is being acquired under a lease-purchase agreement, financing lease, or other instrument which provides for transfer of legal title to the property to the state or a governmental subdivision upon payment of all amounts due thereunder.

The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian C. Hansen", written in a cursive style.

Brian C. Hansen

Enclosures

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 105,500.00	Parcel ID Number 2229580308
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	

- Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Housing in Omaha, Inc.	General Partner	1805 Harney Street, Omaha, NE 68102
Midwest Housing Assistance	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118
Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

SMITHS -E V- ADD REP 9* LOT 5 BLOCK 0 IRREG 7077 SQ FT

RECEIVED

JUN 30 2016

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

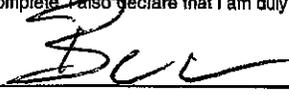
Public housing unit. See statement attached.

RECEIVED
 JUN 30 PM 2:13
 DOUGLAS COUNTY
 BOARD OF EQUALIZATION

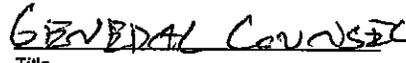
All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above? YES NO
- Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? YES NO
- Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here 

Authorized Signature

GENERAL COUNSEL  6/29/16

Title

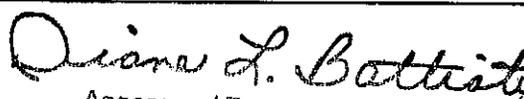
Date

Retain a copy for your records.

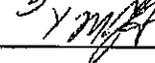
For County Assessor's Recommendation

- Approval
 Approval of a Portion
 Denial

COMMENTS:


 Assessor / Register of Deeds

Signature of County Assessor

 Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

- Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member

Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

RE: North Omaha Affordable Homes, Limited Partnership

Dear Sir or Madam:

Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Omaha Housing Authority and the general partner of North Omaha Affordable Homes, LP (Affordable Homes, LP). Due to recent changes in state law and in the Omaha Housing Authority (OHA) board's membership, OHA is reevaluating the property tax status of several properties, which OHA beneficially owns through a closely held affiliate and in which it provides public housing, and their eligibility for exemption from property tax. OHA is discussing this issue with the Assessor's Office, but is filing these applications at this time to preserve its rights.

We hereby respectfully request a waiver so that the Douglas County Assessor may consider the attached application.

Very truly yours,

Brian C. Hansen
General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

RE: North Omaha Affordable Housing, Limited Partnership

Dear Sir or Madam:

The Omaha Housing Authority received notice of property tax owed on the parcel described in the attached Form 451. This property is owned by North Omaha Affordable Housing, Limited Partnership and is part of a low income tax credit development.

As per Nebr.Rev.Stat. § 71-1575, Housing in Omaha, Inc. (HIO) is a wholly owned and controlled affiliate of the Housing Authority of the City of Omaha, a Nebraska political subdivision. HIO is currently the general partner in the above described limited partnership and has a .01% ownership interest in the partnership at this time. Upon the expiration of the initial fifteen (15) year compliance period, the other partners will transfer their entire partnership interests to HIO. At that time, HIO will hold the entire ownership interest.

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The above referenced units are part of an affordable housing project. These properties are controlled and partially owned by a wholly owned and controlled affiliate of a government subdivision and are being wholly acquired by that affiliate under an instrument that provides for a transfer of all interests upon expiration of the initial 15 year compliance period.

Very truly yours,

A handwritten signature in black ink, appearing to read "BCH", written in a cursive style.

Brian C. Hansen

Enclosures

2523 2201*

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations
Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Housing in Omaha, Inc.		County Name Douglas	Tax Year 2015
Name of Owner of Property North Omaha Affordable Homes Limited Partnership		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant 1805 Harney Street		Total Actual Value of Real and Personal Property \$ 60,100.00	Parcel ID Number 2345710392
City Omaha	State NE	Zip Code 68102	Contact Name Brian Hansen
Type of Ownership		Phone Number 402-444-6900	
<input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input type="checkbox"/> Religious Organization <input checked="" type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization			

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
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Equity Fund of Nebraska XI	Limited Partner	515 N. 162nd Avenue, Omaha, NE 68118

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

VALLEY HEIGHTS LOT 16 BLOCK 1 IRREG

RECEIVED
2016 JUN 30 PM 2:12
REGISTER AS COUNTY ASSESSOR /
REGISTER OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

- Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the property:

Public housing unit. See statement attached.

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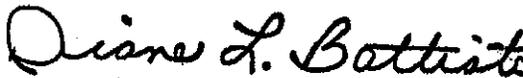
sign here 
Authorized Signature

GENERAL COUNSEL 6/29/16
Title Date

Retain a copy for your records.

For County Assessor's Recommendation

- Approval COMMENTS: _____
 Approval of a Portion
 Denial


Assessor / Register of Deeds

Signature of County Assessor

Date 7/14/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

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 Approval of a Portion
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Signature of County Board Member

Date

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Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Board of Equalization
1819 Farnam Street H-08
Omaha, NE 68183

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General Counsel OHA / HIO

Enclosures



Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

June 29, 2016

Douglas County Assessor
1819 Farnam Street
4th Floor
Omaha, NE 68183

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Brian C. Hansen

Enclosures

