



Housing Development For Rural America

Mesner Development Co.
2604 26th Ave.
Central City, NE 68826
308.946.3826
www.mesnerdevelopment.com

Our Company

MESNER DEVELOPMENT CO. is a real estate development firm specializing in Low Income Housing Tax Credit projects. The company is owned by Kathryn and Clifford Mesner. The Mesners are both attorneys licensed to practice in Nebraska. They have developed Low Income Housing Tax Credit Projects for twenty years and have served communities across Nebraska and Kansas. The Mesners are experienced in both commercial and residential real estate developments. Clifford also has 25 years of Community Economic Development experience.

“We are what we repeatedly do. Excellence, therefore, is not an act but a habit.”

~Aristotle~



Single Family Home

Mesner Development Co. is currently developing its 40th successful Low Income Housing Tax Credit project.

We provide everything necessary for a turnkey project
Our team will:

- Secure tax credits and recruit investors
- Obtain planning, zoning and subdivision approvals
- Arrange construction and permanent financing
- Design and construct housing
- Train and supervise management
- Provide ongoing support



Senior Duplex

Real Estate Development Experience

*Senior Housing
*Single Family Housing
*Motels

*LIHTC
*Spec. Housing
*College Apartments

*Subdivision Development
*Commercial Buildings

Housing To Meet Your Needs

Every community is unique and its housing needs require individualized solutions. As developers, the Mesner team works with local agencies (public and private) to design, finance, construct, and operate safe, affordable, energy efficient housing.



Multi-Family Housing

Mesner Development Co. tailors the building design and financing structure of the project to meet the needs of the community and tenants it serves.

Mesner Development Co. believes in building long term relationships with its partners. We provide ongoing support and management services throughout the initial 15 year compliance period of LIHTC projects. As a result, many of our partners return to build multiple projects with our firm.

FINANCING SOURCES

LIHTC Equity
FHLB AHP Funds
HOME Funds
Section 1602 Funds
Conventional Loans
Tax Increment Financing
Affordable Housing Trust Funds
American Recovery and Reinvestment Act (ARRA)
HUD Financing
Community Revitalization



Energy Efficient New Construction

As we strive to meet the needs of our partners we are constantly looking for ways to improve the energy efficiency of the buildings we design and construct.

With the help of the American Recovery and Reinvestment Act (ARRA) through the U.S. Department of Housing and Urban Development, Mesner Development Co. is completing work on a 66 unit housing project in Topeka, Kansas. Echo Ridge, a Green Community, utilizes state of the art "green design" and 5-Star Plus energy efficiency.

ECHO RIDGE Energy Saving Features

- * Energy Star Appliances
- * Low-flow water fixtures
- * Passive solar design
- * Reflective roofing
- * Triple glazed windows
- * Environmentally-friendly paint and floor coverings
- * Ground source heating and cooling
- * Super insulated walls and roofs
- * Rainwater conservation
- * Water permeable concrete
- * Low maintenance grasses
- * Photovoltaic panels
- * Sustainable building materials
- * ICF construction
- * HERS Index Scores 48-56



For your housing needs, please contact:

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