

# 2026 Policy Agenda



## Goal 1 | **Expand Finance Tools and Incentives** for Affordable Housing Development

---

*Affordable housing development requires a complex stack of funding sources to close the gap between the cost of producing a unit of housing and the price a lower-income household can afford. Expanding and improving financing tools helps make development feasible and sustainable across income levels.*

- Create dedicated local housing revenue tools
- Enhance tax increment financing (TIF) effectiveness
- Safeguard against fund sweeps and other threats to state housing funds
- Strengthen and extend the state's Middle-Income Workforce Housing Fund
- Increase funding for the Affordable Housing Trust Fund through the Documentary Stamp Tax
- Support passage of the Public Improvement District Act to encourage municipalities to contribute to utility and infrastructure expenses
- Influence annual LIHTC qualified allocation planning process to position local projects as competitive for expanded tax credits
- Support the Renewing Opportunity in the American Dream (ROAD) to Housing Act of 2025
- Ensure that new federal policies (OBBBA, ROAD to Housing Act) are implemented locally in ways that maximize housing affordability
- Advocate for designation of Opportunity Zones within the Omaha metro

## Goal 2 | **Reduce Barriers and Disincentives** Limiting Affordable Housing Development

---

*Regulatory and procedural hurdles can delay or derail affordable housing projects. Streamlining processes and modernizing requirements reduces costs and accelerates production of housing that middle- and low-income households can actually afford.*

- Modernize local zoning and land use regulations to promote density and affordability
- Streamline regulatory changes to expedite affordable housing development and reduce costs

## Goal 3 | **Promote Opportunity** and Community Centered Housing Policy

---

*Today's housing market continues to reflect legacies of disinvestment. Increasing housing costs place low- and moderate-income households at risk of being displaced or priced out of their neighborhoods. Intentional policies are needed to prevent displacement and expand housing opportunities where the need is greatest.*

- Support legislation to expand eligibility and reduce barriers to participation in the Homestead Exemption program to ensure stability for homeowners