

HOUSING AFFORDABILITY & DEVELOPMENT

2026 BILL WATCH



NOTE: This document is current as of **February 24th, 2026**. Front Porch's positions on any bills are subject to change with future drafts, amendments, new information or developments, stakeholder input, etc. For our most current position on a bill throughout the session, contact hello@frontporchinvestments.org.

MWHF = Middle Income Workforce Housing Fund; **RWHF** = Rural Workforce Housing Fund
NHDA = Nebraska Housing Developers Association

PRIORITIES

SUPPORT

LB768 (Dover **priority bill**) [BCI] – **Housing funds transfer from DED to NIFA**

LB1246 (Dover) [BCI] – **Reporting requirements between NIFA and DED for Affordable Housing Trust Fund**

LB819 (Hallstrom, McKinney **Speaker priority bill**) [B&L] – **Extend sunset dates on both MWHF and RWHF**

LB1067 (Hallstrom, McKinney; **Spivey priority bill**) [Revenue] – **Increase to Doc Stamp Tax to provide funding for MWHF & RWHF**

LB850 (Cavanaugh, J.) [UA] – **Allow Local Option Municipal Economic Development programs in Metropolitan and Primary class cities for affordable housing development**

OPPOSE

LB1072 (Arch, for Governor) [Appropriations] – **Transfers RWHF and MWHF to Affordable Housing Trust Fund**

→ Support transfer of funds into the Affordable Housing Trust Fund but oppose the termination of RWHF & MWHF without acceptable assurance of program continuation through the AHTF

WATCHLIST

REGULATIONS & ZONING

LB1041 (Rountree) [UA] – **Defines requirements for accessory dwelling units (ADUs)**

LB1094 (Ballard) [Revenue] – **By-Right Housing Development Act, Permitting Approval Timeliness Act**

→ For both: support with caution related to ensuring local control

TIF & COMMUNITY DEVELOPMENT LAW

LB988 (Meyer **priority bill**) [UA] – **Change provisions for TIF and Community Development Law** → Oppose

LB1129 (Dover) [UA] – Solidify that **municipalities can do TIF projects in extraterritorial zoning jurisdictions** and add language to **make 'extreme blight' designation more attainable** → Support

LAND BANKS

LB811 (Dover) [UA] – **Allow any sized municipality to create a land bank** → Support

LB1135 (UA Comm.) [UA] – **Address issues had by land banks with board representation & reporting** → Support

OTHER

LB938 (Hallstrom **Storm priority bill**) [Revenue] – **First-Time Home Buyer Savings Account Act** → Support

LB740 (McKinney) [HHS] – **Integrate housing related supportive services into NE's Medicaid program** → Support

LB1045 (McKinney) [UA] – **Create Nebraska Public Housing Preservation Trust** to oversee improvement projects for public housing → Oppose

LB840 (Rountree) [UA] – **Add accessibility requirement to Affordable Housing Trust Fund projects**

→ Opposed as introduced, neutral as amended with modified requirements