



2026 Policy Agenda

Goal 1: Expand and Improve Housing Finance Tools and Incentives

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 Affordable Housing Development Barriers and Disincentives

Regulatory and procedural hurdles can delay or derail affordable housing projects. Streamlining and modernizing these barriers 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, and 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

Questions? Contact Terri Pohl at terri@frontporchinvestments.org