



Affordable Housing Builds Strong Communities

Prepared by:



“Ensuring access to affordable housing is a critical component of our economic development efforts in communities across Nebraska.”

- Governor Dave Heineman

What is the Affordable Housing Trust Fund?

The Nebraska Affordable Housing Trust Fund is a state financial resource established in 1996 to increase the supply and improve the quality of affordable housing in Nebraska. The Trust Fund generates revenue for Nebraska communities through a small documentary stamp tax on all real estate transactions.

The Trust Fund has supported the development of a substantial number of safe, affordable housing units and spurred the development of market-rate housing, resulting in thousands of new jobs and millions of dollars in community investment across Nebraska.

What is affordable housing development?

Affordable housing development is new construction or renovation of existing housing to create residences that are safe, energy-efficient, and cost no more than 30% of a family's gross income for total housing costs. Affordable rental and homeownership units are needed in all communities. Diversity of incomes requires a wide range of price points.

What are the community benefits of affordable housing?

- Creates jobs and generates income for businesses
- Provides housing for local workforce
- Improves community appeal for new businesses looking to relocate
- Keeps families in the community and children in schools
- Increases tax revenue to support public services
- Enhances public safety by revitalizing rundown properties
- Saves resources through energy-efficient improvements and reduced need to commute
- Creates happier, healthier, and more secure residents
- Builds community pride and homes for future generations

How can you participate?

- Invest in your local non-profit affordable housing development organization and the statewide Nebraska Housing Developers Association
- Advocate for local, state and federal policies that promote affordable housing development and the Affordable Housing Trust Fund
- Support and participate in local affordable housing development efforts and welcome new residents to your community

To learn more, visit www.buildnebraska.org

