

# The Nebraska Affordable Housing Trust Fund



## Grow Your Community Resources for Housing

The Nebraska Affordable Housing Trust Fund is a resource to help increase the supply and improve the quality of affordable housing in Nebraska. The NAHTF provides matching funds for federal resources and aims to serve the lowest income individuals for the longest period of time.

Amount Awarded\*  
**\$159,614,965**

Amount Leveraged\*  
**\$393,966,302**

Total Development Value\* **\$574,924,008**

Housing Units Provided\*  
**6,596**



Employment Generated\*  
**8,985  
Jobs**



Community Investment\*  
**\$994,124,780**

\*Amounts from Inception to December 31, 2019

**NEBRASKA**

NEBRASKA COMMISSION ON  
HOUSING AND HOMELESSNESS

# Grow Your Community

## Resources for Housing

### *How is NAHTF Funded?*

#### *Documentary Stamp Tax and Funding*

48 states and 800 cities, counties and villages across the country have established affordable housing trust funds. Founded in 1996, Nebraska is fortunate to have one of the longest-running state trust funds in the country and was one of the first to create a dedicated funding source to maintain our fund. In Nebraska, the Trust Fund is primarily funded by a tax on the transfer of real estate. This tax, often referred to as the Doc Stamp Tax, is \$2.25 per \$1,000 of value of the property being sold. Of that \$2.25 less than half, \$.95, goes to the Nebraska Affordable Housing Trust Fund. That means that when you sell a \$250,000 home, you pay \$237.50 into the Affordable Housing Trust Fund. This dedicated funding source allows our state to support several million dollars a year in affordable housing development.



In 2017, \$8,604,282 was spent on a total of 29 projects.

In 2018, \$8,046,215 was spent on a total of 29 projects.

In 2019 \$13,067,615 was spent on a total of 32 Projects.

For more information visit:  
<https://opportunity.nebraska.gov/grow-your-community/housing-resources/>



### *Nebraska Affordable Housing Trust Fund (NAHTF)*

The Nebraska Affordable Housing Trust Fund is a resource to help increase the supply and improve the quality of affordable housing in Nebraska. The NAHTF provides matching funds for federal resources and aims to serve the lowest income individuals for the longest period of time.

### *What projects are eligible for NAHTF grants?*

NAHTF provides funding for housing projects such as new construction for purchase or rent, rental rehabilitation or rehabilitation of existing homes, conversion of an existing structure to residential housing, downpayment and closing cost assistance, operating assistance, and additional activities provided in Section 58-706 of the Nebraska Affordable Housing Act.

### *Who is eligible to apply?*

Eligible applicants for NAHTF awards include: governmental subdivisions, public housing authorities, community action agencies, and community-based, neighborhood based, or reservation-based nonprofit 501(c)(3) or 501(c)(4) organizations. For-profit entities are eligible to receive NAHTF funds when working in conjunction with one of the other eligible applicants.

Refer to the NAHTF Application Guidelines for more detailed information regarding eligibility.

### *How do I apply?*

With recommendations from the Department of Economic Development and Nebraska Coalition of Housing and Homelessness, an annual Qualified Allocation Plan (QAP) concerning the distribution of NAHTF resources, throughout the state along with a detailed funding cycle timeline, is developed. The Application Guidelines are then posted to the DED website. Applicants are required to submit a preliminary application prior to submitting a full application by the specified deadlines from the QAP.