

The Nebraska Affordable Housing Trust Fund



Growth for our Communities

The Nebraska Affordable Housing Trust Fund has been a resource for over 25 years 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*
\$200,275,250

Housing Units Provided*
7,541



Employment Generated*

9,581
Jobs



Community Investment*
\$1,156,917,883

*Amounts from Inception to December 31, 2022

Nebraska Affordable Housing Trust Fund (NAHTF)

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.



2017: \$ 8,604,282 awarded for 29 projects.

2018: \$ 8,046,215 awarded for 29 projects.

2019: \$13,067,615 awarded for 32 projects.

2020: \$10,251,498 awarded for 31 projects.

2021: \$12,802,950 awarded for 34 projects.

2022: \$17,482,102 awarded for 40 projects.

For more information visit:

<https://opportunity.nebraska.gov/grow-your-community/housing-resources/>

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.

Application cycles:

With recommendations from the Department of Economic Development and Nebraska Commission on Housing and Homelessness, an annual Qualified Allocation Plan (QAP) concerning the distribution of NAHTF resources, 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.