

LEGISLATURE OF NEBRASKA  
ONE HUNDRED SEVENTH LEGISLATURE  
SECOND SESSION

**LEGISLATIVE BILL 915**

Introduced by Wayne, 13.

Read first time January 10, 2022

Committee: Urban Affairs

- 1 A BILL FOR AN ACT relating to the Middle Income Workforce Housing
- 2 Investment Act; to amend section 81-1238, Revised Statutes
- 3 Cumulative Supplement, 2020; to provide a requirement for grant
- 4 eligibility; and to repeal the original section.
- 5 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 81-1238, Revised Statutes Cumulative Supplement,  
2 2020, is amended to read:

3 81-1238 (1) The director shall establish a workforce housing  
4 investment grant program to foster and support the development of  
5 workforce housing in urban communities.

6 (2) A nonprofit development organization may apply to the director  
7 for approval of a workforce housing grant for a workforce housing  
8 investment fund. The application shall be in a form and manner prescribed  
9 by the director. Through fiscal year 2022-2023, grants shall be awarded  
10 by the director on a competitive basis until grant funds are no longer  
11 available. Grant maximums shall not exceed one million dollars to any one  
12 nonprofit development organization over a two-year period, with no more  
13 than two million five hundred thousand dollars cumulative for any single  
14 grantee through fiscal year 2022-2023. Grants shall require a minimum  
15 one-to-one in matching funds to be considered a qualified grant  
16 application. Unallocated funds shall be rolled to the next program year.  
17 Unallocated funds on June 30, 2025, shall be returned to the Middle  
18 Income Workforce Housing Investment Fund.

19 (3) Grants shall be awarded based upon:

20 (a) A demonstrated need for additional owner-occupied housing. Need  
21 can be demonstrated with a recent housing study or a letter from the  
22 planning department of the city in which the fund is intending to operate  
23 stating that the proposal is in line with the city's most recent  
24 consolidated plan submitted under 24 C.F.R. part 91, subpart D, as such  
25 subpart existed on January 1, 2020;

26 (b) A neighborhood or community that has a higher-than-state-average  
27 unemployment rate;

28 (c) A neighborhood or community that exhibits a demonstrated  
29 commitment to growing its housing stock;

30 (d) Projects that can reasonably be ready for occupancy in a period  
31 of twenty-four months; and

1 (e) A demonstrated ability to grow and manage a workforce housing  
2 investment fund.

3 (4) A workforce housing investment fund shall:

4 (a) Be required to receive annual certification from the department;

5 (b) Invest or intend to invest in eligible activities for a  
6 workforce housing investment fund;

7 (c) Use any fees, interest, loan repayments, or other funds received  
8 by the nonprofit development organization as a result of the  
9 administration of the grant to support qualified activities; and

10 (d) Have an active board of directors with expertise in development,  
11 construction, and finance that meets at least quarterly to approve all  
12 qualified investments made by the nonprofit development organization. A  
13 nonprofit development organization shall have a formal plan and proven  
14 expertise to invest unused workforce housing investment fund balances and  
15 shall conduct an annual audit of all financial records by an independent  
16 certified public accountant.

17 (5) A nonprofit development organization that has previously  
18 received a grant or grants under the Middle Income Workforce Housing  
19 Investment Act shall not be eligible for an additional grant under this  
20 section unless the organization has expended at least seventy-five  
21 percent of the funds from such previous grant or grants.

22 Sec. 2. Original section 81-1238, Revised Statutes Cumulative  
23 Supplement, 2020, is repealed.