

**FISCAL NOTE**

**LEGISLATIVE FISCAL ANALYST ESTIMATE**

Revised per AM2364, AM2388, AM2492

<b>ESTIMATE OF FISCAL IMPACT – STATE AGENCIES (See narrative for political subdivision estimates)</b>					
<b>EXPENDITURES</b>	<b>GENERAL</b>	<b>CASH</b>	<b>FEDERAL</b>	<b>REVOLVING</b>	<b>TOTAL</b>
FY2025-2026	0	0	0	0	0
FY2026-2027	0	0	0	0	0
FY2027-2028	0	0	0	0	0
FY2028-2029	0	0	0	0	0
<b>REVENUE</b>	<b>GENERAL</b>	<b>CASH</b>	<b>FEDERAL</b>	<b>REVOLVING</b>	<b>TOTAL</b>
FY2025-2026	0	0	0	0	0
FY2026-2027	0	0	0	0	0
FY2027-2028	0	0	0	0	0
FY2028-2029	0	0	0	0	0

**Any Fiscal Notes received from state agencies and political subdivisions are attached following the Legislative Fiscal Analyst Estimate.**

LB768 as amended would do the following:

- Creates permissive authority for the Nebraska Investment Finance Authority (NIFA);
- Creates reporting requirements for public money held by NIFA;
- Make the following amendments to the Affordable Housing Trust Act:
  - Amend eligible revenue sources for the fund;
  - Amends the grant and loan application period from 90 days to 60 days;
  - Amends the dispersal of grants upon award of funds;
  - Adds reporting requirements for grant recipients;
  - Allows for the Department of Economic Development to contract for the purpose of administering the act;
- Amends the state building code to exclude buildings that are constructed or repaired using grant or loan awards from the state from being a new state building; and
- Amends definitions for workforce housing under the Rural Workforce Housing Investment Act and Middle Income Workforce Housing Investment Act, amends the sunsets for the Rural Workforce Housing Investment Fund and Middle Income Workforce Housing Investment Fund to July 1, 2032.

LB768 as amended may affect the manner of the distribution of housing funds, and may result in a change in administrative costs for DED if the agency contracts for an entity to carry out certain functions. Though contracting costs are unknowable, should these housing programs be contracted out there would be a reduction in PSL. Current PSL for administration of the Rural Workforce Housing Investment Fund, Affordable Housing Trust Fund, and Middle Income Workforce Housing Investment Fund totals \$1,079,452.

Please complete ALL (5) blanks in the first three lines.

**2026**

**LB<sup>(1)</sup> 768 AM2364 AM2492 AM2388**

**FISCAL NOTE**

State Agency OR Political Subdivision  
Name: <sup>(2)</sup>

Nebraska Investment Finance Authority

Prepared by: <sup>(3)</sup> Christie Weston

Date Prepared: 03/09/2026  
<sup>(4)</sup>

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**ESTIMATE PROVIDED BY STATE AGENCY OR POLITICAL SUBDIVISION**

	<u>FY 2026-27</u>		<u>FY 2027-28</u>	
	<u>EXPENDITURES</u>	<u>REVENUE</u>	<u>EXPENDITURES</u>	<u>REVENUE</u>
GENERAL FUNDS	_____	_____	_____	_____
CASH FUNDS	_____	_____	_____	_____
FEDERAL FUNDS	_____	_____	_____	_____
OTHER FUNDS	_____	_____	_____	_____
TOTAL FUNDS	_____	_____	_____	_____

**Explanation of Estimate:**

The amendments to LB768 create no change in our original Fiscal Note:  
Should DED contract with NIFA to carry out the programs, there would be no change in authorized administration fees allowable and thus no fiscal impact to the State for using NIFA to administer such programs.

**BREAKDOWN BY MAJOR OBJECTS OF EXPENDITURE**

**Personal Services:**

<u>POSITION TITLE</u>	<u>NUMBER OF POSITIONS</u>		<u>2026-27 EXPENDITURES</u>	<u>2027-28 EXPENDITURES</u>
	<u>26-27</u>	<u>27-28</u>		
Benefits.....	_____	_____	_____	_____
... Operating.....	_____	_____	_____	_____
... Travel.....	_____	_____	_____	_____
. Capital outlay.....	_____	_____	_____	_____
Aid.....	_____	_____	_____	_____
. Capital improvements.....	_____	_____	_____	_____
TOTAL.....	_____	_____	_____	_____

ADMINISTRATIVE SERVICES STATE BUDGET DIVISION: REVIEW OF AGENCY & POLT. SUB. RESPONSE

LB: 768      AM: 2364, 2492, 2388      AGENCY/POLT. SUB: Nebraska Investment Finance Authority (NIFA)

REVIEWED BY: Ryan Yang      DATE: 3/10/2025      PHONE: (402) 471-4178

COMMENTS: The NIFA assessment of no fiscal impact from LB 768 appears reasonable.