

**ONE HUNDRED EIGHTH LEGISLATURE - SECOND SESSION - 2024**  
**COMMITTEE STATEMENT (CORRECTED)**  
**LB629**

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**Hearing Date:** Tuesday February 21, 2023  
**Committee On:** Urban Affairs  
**Introducer:** McKinney  
**One Liner:** Change provisions of the Middle Income Workforce Housing Investment Act and the Economic Recovery Act

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**Roll Call Vote - Final Committee Action:**  
Advanced to General File

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**Vote Results:**

**Aye:** 7 Senators Blood, Cavanaugh, J., Day, Hardin, Hunt, Lowe, McKinney  
**Nay:**  
**Absent:**  
**Present Not Voting:**

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**Testimony:**

**Proponents:**

Senator Terrell McKinney  
Wayne Mortensen  
Lasha Goodwin  
Angel Starks  
Matthew Cavanaugh  
Alec Goryuski  
Dan Marvin  
Tracie McPherson  
Bruce Bohrer  
Bri Fuller  
Sara Tichola  
Jack Cheloha

**Representing:**

Opening Presenter  
NeighborWorks-Lincoln  
Seventy-five  
Nebraska Realtors Association  
Holy Name Housing Group  
Lincoln Community Foundation  
City of Lincoln  
Habitat for Humanity  
Lincoln Chamber  
Spark CDL  
NE Investment finance  
City of Omaha

**Opponents:**

**Representing:**

**Neutral:**

**Representing:**

\* ADA Accommodation Written Testimony

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**Summary of purpose and/or changes:**

LB 629 changes provisions of the Middle Income Workforce Housing Investment Act and the Economic Recovery Act.

These changes include:

-Creation of a new sub-account in the Act to support the QCT Affordable Housing Program currently supported by LB

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- Having the Act's requirements for appraised values cover total housing construction costs
- Allow the Act's projects awarded pre-2020 to be used in QCT-adjacent areas in cities of the primary class
- Add eligible activities for preparing land parcel definitions in the Act

Section-by-Section Summary:

Section 1 of the bill amends §81-1237 to remove the definition of "HOME funds", add the definition of "qualified activities," exclude certain activities under "total housing construction," and provide that the appraised value of housing units shall be updated annually. Currently, under the Act, workforce housing is defined as owner-occupied housing units that have an after-construction appraised value of at least \$125,000 but not more than \$275,000. Section 1 proposes to redefine workforce housing in terms of construction costs.

Section 2 of the bill amends §81-1238 to add another consideration on which grants are awarded on.

Section 3 of the bill amends §81-1239 to transfer an undetermined amount of money from the General Fund to the Middle Income Workforce Housing Investment Fund for fiscal years 2023-24 and 2024-25. The money would be placed in a sub account of the Fund and earmarked for use to fund affordable housing and related land parcel preparation activities.

Section 4 of the bill amends §81-1240 to harmonize the statute with the changes in section 3 of the bill.

Section 5 of the bill amends §81-1243 to harmonize the statute with the changes in section 6 of the bill.

Section 6 of the bill amends §81-12,241 to expand the examples of "preparing land parcels." The section also allows all grants made by the Economic Recovery and Incentives Division to carry out the fund created in section 3 of the bill.

Section 7 of the bill repeals original sections.

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Terrell McKinney, Chairperson

