

AMENDMENTS TO LB839

Introduced by Rountree, 3.

1 1. Insert the following new sections:

2 **Sec. 2.** Section 58-701, Revised Statutes Supplement, 2025, is
3 amended to read:

4 58-701 Sections 58-701 to 58-712 and section 3 of this act shall be
5 known and may be cited as the Nebraska Affordable Housing Act.

6 **Sec. 3.** (1) For purposes of this section:

7 (a) Accessible has the same meaning as in 24 C.F.R. 8.3, as such
8 regulation existed on January 1, 2026; and

9 (b) Multifamily rental unit project means residential buildings that
10 contain five or more dwelling units within one structure occupied by
11 renters.

12 (2) Beginning on the effective date of this act, the Department of
13 Economic Development shall not approve a multifamily rental unit project
14 for assistance from the Affordable Housing Trust Fund unless:

15 (a) At least ten percent of the dwelling units included in the
16 project will be accessible for persons with mobility impairments; and

17 (b) At least four percent of the dwelling units included in the
18 project will be accessible for persons with hearing or vision
19 impairments.

20 2. On page 2, line 31, after "units" insert ", what efforts have
21 been made by the city to expand the use of accessory dwelling units, what
22 obstacles exist to allowing more accessory dwelling units in the city and
23 any strategies to overcome those obstacles, and which areas of the city
24 allow for accessory dwelling units by right".

25 3. On page 3, strike lines 12 through 19 and all amendments thereto
26 and insert the following new subdivisions:

27 "(1)(i) The number of multifamily housing units constructed within

1 the corporate limits of the city and issued an initial certificate of
2 occupancy since January 1, 2021, and either:

3 (A) The number of such units considered covered multifamily
4 dwelling that were designed and constructed in accordance with the
5 accessibility requirements of the federal Fair Housing Act, 42 U.S.C.
6 3601 et seq. For purposes of this subdivision, covered multifamily
7 dwelling has the same meaning as in 42 U.S.C. 3604; or

8 (B) The number of such units considered Type B units under chapter
9 11 of the 2018 edition of the International Building Code.

10 (ii) If a city is unable to provide the information described in
11 subdivision (1)(i) of this subsection with regard to construction that
12 occurred on or after January 1, 2021, and before the effective date of
13 this act, the city shall note such fact in its report and may omit such
14 information from the report;"; in line 22 strike the period, show as
15 stricken, and insert "; and"; and after line 22 insert the following new
16 subdivision:

17 "(n) Recommendations on actions that the state could take to assist
18 cities in the construction of affordable housing."

19 4. Renumber the remaining section and correct the repealer
20 accordingly.