

The Impact of **SAFE** and **AFFORDABLE** Housing on Gender Equity

Safe and affordable housing is a fundamental human right that is inextricably tied to a person's economic outcomes, educational opportunities, and mental and physical health. Research demonstrates that women and women of color face additional barriers to securing stable housing.¹



HOUSING JUSTICE

Ensures that **safe, accessible** and **affordable** housing is available to everyone.



AFFORDABLE HOUSING

Rent and utilities should not cost more than **30%** of anyone's gross income.



SAFE HOUSING

Standards of habitability that provides a person with **security** and **stability**.

Short- and long-term policy efforts that create more affordable housing options, strengthen tenant assistance programs and funds, and prioritize anti-racist anti-discriminatory housing guidelines are important in advocating for housing justice and advancing gender equity. **Because housing instability sits at the intersection of multiple issues, policy efforts that address the various factors that play a role in housing instability are needed.** This includes legislation that will support Nebraskans' economic security, strengthen resources provided to survivors of gender-based violence and protect Nebraskans' reproductive rights.



Advocacy for housing justice aligns with the Women's Fund values of: **Bold Impact, Community Voice, Collaboration, Equity and Intersectionality.** To learn more about our mission, vision and values, visit www.OmahaWomensFund.org.



Legislation to Support

HOUSING JUSTICE



LB 17: Prohibits and Limits Certain Rental Fees

(Introduced by Senator John Cavanaugh)

Increasing rental fees is a serious barrier to housing stability for too many Nebraskans. **This bill will cap late fees at 5% of rent or \$50, whichever is less.** LB 17 will also require that fees are reflective of the actual cost of doing business and that cannot be charged to prospective tenants if there isn't a unit available.

LB 92: Eviction Clean Slate Relief

(Introduced by Senator Terrell McKinney)

The residual effects of eviction proceedings often harm individuals seeking to rent in the future. Currently, landlords can screen potential tenants for any previous eviction proceedings, including those in which the tenant won and was not evicted. Tenants with eviction filings and judgments on their record are less likely to find safe, affordable housing.

This bill will adopt the Residential Tenant Clean Slate Act which would automatically seal a tenant's eviction records for proceedings that end in a dismissal and allow tenants to apply for a record of eviction judgment to be sealed after three years.

LB 223: Prohibit Source of Income Discrimination

(Introduced by Senator Dunixi Guereca)

Individuals receiving housing assistance separate from employment income often struggle to find a landlord willing to rent to them because of economic discrimination. **This bill will support renters using housing subsidies, child support and other forms of assistance by amending the Nebraska Fair Housing Act to make it unlawful for a landlord to screen a potential tenant based on their source of income.**

LB 267: Increases Protections for Domestic Violence Survivors

(Introduced by Senator Victor Rountree)

Lack of access to safe and affordable housing is a primary barrier for survivors of intimate partner violence seeking to leave an abusive situation. **This bill would provide the removal of an occupant who has perpetrated domestic violence and require landlords to change locks within 24 hours while allowing survivors to safely stay housed.**

LB 235: Extends Evictions Timeline for Tenants

(Introduced by Senator Danielle Conrad)

Tenants being evicted need more time than currently allowed to prepare to leave the property and secure future housing. Under the current Residential Landlord Tenant Act, a writ of restitution (a document that authorizes the eviction of a tenant) must be presented within 10 days after an eviction judgment. **LB 235 will offer tenants additional time by changing the language to state that a writ of restitution cannot be presented until after 10 days post-eviction judgment.**

LB 469: Eviction Notice Resources for Tenants

(Introduced by Senator Machaela Cavanaugh)

Tenants facing eviction often don't have legal representation or knowledge of their rights. **This bill would require the State Court Administrator to develop a form to be included by landlords in all eviction notices that includes information about legal assistance and how to report housing discrimination.**

¹ National Partnership for Women and Families. (March 2022). "Housing Justice is Gender Justice." <https://www.nationalpartnership.org/our-work/resources/economic-justice/housing-justice.pdf>