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Point of View

FEMA Is Ignoring a Longer-Term Housing Option for Displaced Low Income Families – by Diane Yentel, NLIHC President and CEO

The following was published as an op-ed in the Orlando Sentinel on April 20, 2018: <https://bit.ly/2vB78fl>

For displaced people from the 2017 hurricanes, the storms were the first disaster - FEMA's housing response has been the next. Thousands of low-income seniors, people with disabilities, and families with young children remain in hotels nearly seven months after hurricanes damaged or destroyed their homes primarily because of the Federal Emergency Management Agency's continued failure to implement proven, longer-term housing solutions.

The agency's ongoing refusal to allow the Department of Housing and Urban Development to utilize its Disaster Housing Assistance Program is compounded by looming deadlines threatening to abruptly end hotel stays for displaced families throughout the country.

Displaced people are being told they must leave their hotel rooms without adequate housing to which they can return. In Florida, with the new eviction deadline of Friday, some families living in hotels were already moving out when FEMA decided to extend their stay until at least May 14. This latest arbitrary FEMA deadline to traumatize and displace low-income disaster survivors isn't the first. Every few months, the deadlines scare enough families into leaving the hotels to double or triple up with other low-income people, sleep in cars, or return to their uninhabitable homes with just a few days' notice.

Through this process, FEMA will more quickly reach its goal of closing down recovery programs; meanwhile, vulnerable families, seniors, and people with disabilities face ever more precarious living conditions. The same is true for the thousands of low-income people who were unable to access FEMA's hotel assistance in the first place, due to financial and other barriers, including the practice of hotels charging daily "resort" fees and requiring security deposits or credit cards.

DHAP could provide temporary rental assistance and wrap-around case management to low-income families in need, helping them find permanent housing solutions, secure employment, and connect to public benefits as they rebuild their lives. The program was developed after hard-won lessons from Hurricane Katrina, and has been used successfully after Hurricanes Rita, Gustav and Ike and [Superstorm Sandy](#). After previous storms, steps were taken to stand up DHAP as quickly as two weeks after a disaster. Both the Bush and Obama administrations recognized DHAP as a best practice after disasters.

The Trump administration, unfortunately, is instead either relying on failed responses from previous storms that led to the need to create DHAP in the first place or trying new ineffective pilot programs. Administrator Brock Long testified last week before Congress that he favored shifting responsibilities for disaster housing recovery from the federal government onto the states and Puerto Rico. But the state-run disaster housing programs put in place as an alternative to DHAP have been plagued by significant delays. Fewer than 320 households in Florida and 150 households in Texas are in the pipeline to receive state housing assistance. FEMA's experiment has fallen woefully short.

FEMA's continued inaction on longer-term housing solutions forces low-income survivors into predictable and preventable crises. Given the clear need and ample evidence of DHAP's effectiveness after previous disasters, FEMA must work with HUD to implement this successful program right away. It's long past time to give

displaced people still struggling from last year's storms the safety and stability of a home, and to prepare to do the same for people impacted by the next disaster.

Our Homes, Our Voices National Housing Week of Action

Forty-Three *Our Homes, Our Voices* Week of Action Events in 20 States...and Growing!

The 2018 [*Our Homes, Our Voices*](#) National Housing Week of Action, beginning on May 1, is less than two weeks away. With 43 events in 20 states, the wave of local events participating in the 2018 *Our Homes, Our Voices* campaign continues to grow. Don't miss your chance to join us this year and be a part of the movement to lift our voices for expanded resources for affordable homes.

We hope you'll join us with an event in your community May 1-8 as we call on members of Congress to invest in the crucial resources needed for affordable housing and community development to end homelessness and housing poverty in America.

From Fairbanks, AK to Portland, ME; from Los Angeles to Boston; and from San Rafael, CA to Dover, DE, advocates across the country are gearing up to host and participate in local events spreading the word that we need more funding for our homes and our communities. Check out our website to find an event near you.

The local events listing is at: <https://www.ourhomes-ourvoices.org/local-events>

Don't see an event being planned near you? There is still time to plan an activity of your own—check out our website for tips, resources, and merchandise to help you host a great *Our Homes, Our Voices* event:

Tips for getting involved are at: <https://www.ourhomes-ourvoices.org/get-involved>

Already planning an event that isn't already listed online? Tell us about it! Let us know what you are planning, so that we can help promote your activity, bring more people out to your event, and—together—make this Week of Action a great success.

Tell us about your event! Email: ourhomes@nlihc.org

Don't delay! We have *Our Homes, Our Voices* shirts, hats, mugs, water bottles, stickers and banners [available for purchase online](#). Order today to make sure your merchandise arrives in time for your Week of Action activities.

Order *Our Homes, Our Voices* merchandise at: <https://www.cafepress.com/ourhomesourvoices>

Questions? Email us at: ourhomes@nlihc.org

Take Action

Oppose Cuts to Housing Benefits on April 25

NLIHC and other national leaders will join with advocates across the country to call on Congress to protect housing benefits that help America's poorest seniors, people with disabilities, families with children, and other people afford to keep roofs in **a national Twitterstorm on Wednesday, April 25 at 2:00 pm ET and calling**

your senators and representatives throughout that day. An [advocacy toolkit](#) – including sample tweets, call-in script, and factsheets – is available.

NLIHC also encourages advocates to join more than 700 other organizations in signing the [national letter](#) urging Congress to protect housing benefits.

Members of the House Financial Services Committee will discuss on April 25 proposals to cut housing benefits – whether through rent increases, arbitrary work requirements, or other burdens – for millions of low income families.

Cutting housing benefits will not create jobs that pay decent wages or other opportunities needed to lift people out of poverty. Instead, such cuts would only make it harder for low income people to climb the economic ladder and live with dignity. If lawmakers are serious about economic mobility, Congress and the Trump administration should start by expanding - not slashing – investments in affordable rental homes, implementing bipartisan legislation passed in 2016 to help incentivize earnings, scaling up solutions that work, like HUD’s Family Self Sufficiency program.

The national sign on letter is available at: <https://nlihc.wufoo.com/forms/z1qaqwy61twxwoo/>

The advocacy toolkit can be found at: <https://bit.ly/2F9tnbG>

Budget and Appropriations

HUD Confirms It Will Release Proposals to Increase Rents and Impose Work Requirements

The House Appropriations Subcommittee for Transportation and Housing and Urban Development held an FY19 budget hearing on April 17 for the Office of Public and Indian Housing (PIH). PIH Acting Assistant Secretary Dominique Blom answered questions regarding the president’s budget, as well as anticipated HUD proposals to raise rents and impose work requirements on low income households. Ms. Blom indicated that HUD would release proposals in the next few weeks for legislation that would increase rents and allow housing authorities to impose work requirements. While she did not provide specifics on the bill, the proposal will likely be similar to a [draft](#) leaked this past February.

The draft bill increases rents on the lowest income households – including older adults and people with disabilities – eliminates income deductions for medical or childcare expenses, and provides broad discretion to housing providers to impose administratively burdensome and harmful work requirements. Ms. Blom said that budget constraints have prompted HUD to increase rents and work requirements that would help achieve the Trump administration’s purported goal to make families more economically self-sufficient. Research shows, however, that work requirements are ineffective since they do not create jobs with decent pay or other opportunities needed to lift people out of poverty. Combining work requirements with rent increases will only [create more instability](#) for families already struggling to make ends meet. Several members of the committee expressed concerns about the proposals, including Chair Mario Diaz-Balart (R-FL) and Ranking Member David Price (D-NC).

Ms. Blom also defended the president’s proposed HUD budget, noting that increases in defense and security funding reduced resources available for other agencies. With a reduced allocation to HUD, Secretary Ben Carson proposes prioritizing housing for people with disabilities and seniors, as with efforts to eliminate lead-based paint hazards in HUD-subsidized housing. The majority of representatives spoke about the importance of HUD programs in their districts. Chair Diaz-Balart noted that the president’s budget seems particularly austere following the passage of the FY18 omnibus spending bill that increased HUD funding by almost 10% (see [Memo 3/26](#)).

Learn more about the hearing at: <https://bit.ly/2GQuzT6>

Read more about HUD's plans to increase rents and impose work requirements and the impact the changes would have in a Point of View by Diane Yentel, NLIHC President and CEO: <https://bit.ly/2qTtUcR>

Secretary Carson Testifies Before Senate Subcommittee on FY19 HUD Budget Request

The Senate Appropriations Subcommittee for Transportation and Housing and Urban Development held a FY19 budget hearing on April 18. HUD Secretary Ben Carson testified, defending his proposal to slash his department's funding levels. Chair Susan Collins (R-ME) noted early in the hearing that the president's budget "includes several proposals that were rejected as part of the FY 2018 deliberations, and I anticipate that many of those same program eliminations will once again be rejected." Other members of the committee, including Ranking Member Jack Reed (D-RI), echoed that sentiment, noting the importance in his home state of programs like Community Development Block Grants (CDBG), which the administration proposes eliminating.

Dr. Carson agreed with senators about the importance of HUD programs, but continually referred to the growing national debt as the reason for the cuts. The majority of the committee expressed disagreement with the secretary's argument. While Senator Collins expressed support for the Rental Assistance Demonstration (RAD) program, which HUD proposes to use as an alternative to rehabbing public housing, she noted that the FY19 budget proposal does not provide sufficient funding even to keep the program functioning at its current level, let alone expand it. On a separate matter, the secretary indicated he was open proposed reforms to the Financial Self-Sufficiency program passed in the House of Representatives in January (see *Memo 1/22*).

Dr. Carson also assured senators that HUD is working as quickly as possible on disaster recovery in the areas impacted by the 2017 hurricanes and wildfires.

Learn more about the hearing at: <https://bit.ly/2JRHoOG>

House Appropriations Subcommittee to Hold Budget Hearing on the Federal Housing Administration

The House Appropriations Subcommittee for Transportation and Housing and Urban Development will hold a FY19 budget hearing on the Office of Housing and Federal Housing Administration. General Deputy Assistant HUD Secretary for Housing Dana Wade will testify. The hearing will be held on April 25 at 2:00 pm ET in room 2358-A of the Rayburn House office building. Learn more about the hearing at: <https://bit.ly/2qNOrzi>

Congress

Senators Address Facebook's Potential Discriminatory Practices

Senator Catharine Cortez-Masto (D-NV) and thirteen other Democratic senators sent a [letter](#) on April 17 to Facebook CEO Mark Zuckerberg urging him to ensure targeted advertising policies do not "facilitate unlawful discrimination." The National Fair Housing Alliance and other fair housing groups filed a lawsuit against the company in March (see *Memo 4/2*), claiming that Facebook's policy allowing advertisers to place housing ads only for certain racial, ethnic, and religious groups is a violation of the Fair Housing Act. These advertising practices also allow for discrimination in employment as jobs are targeted to specific groups. The senators call on Facebook to address these issues and ask the company to respond to specific questions regarding their policies by May 15, 2018. Read the senators' letter at: <https://bit.ly/2qIXjqR>

House Financial Services Subcommittee Holds Hearing on Housing Choice Vouchers

The House Financial Services Subcommittee on Housing and Insurance held a hearing on April 17 to review legislative proposals regarding the Housing Choice Voucher (HCV) program. Members of the subcommittee and four witnesses discussed three new proposals: a bill establishing a demonstration program to encourage HCV holders to move to higher opportunity areas; a bill to use vouchers for supportive housing for those recovering from opioid addiction; and a bill that prioritizes providing vouchers to youth leaving the foster care system. NLIHC submitted a [statement for the record](#) with recommendations regarding the proposals.

The “Housing Choice Voucher Mobility Demonstration Act of 2018,” which has yet to be introduced, would encourage local housing agencies to form regional collaboratives to reduce the barriers HCV holders currently face when moving to higher opportunity areas. Barbara Sard of the Center on Budget and Policy Priorities stated that the proposed bill “could help the voucher program reach its full potential.” Research has shown that moving out of concentrated areas of poverty into neighborhoods with better schools, more employment opportunities, more robust community resources, and less crime improves health and economic outcomes, particularly for families with young children. NLIHC is supportive of the proposal.

The subcommittee also welcomed feedback and suggestions regarding the other two proposals, with witnesses offering varying opinions. While these proposals have worthy aims, NLIHC has several concerns about them, urging the Subcommittee to reconsider the proposals before moving forward.

Learn more about the hearing at: <https://bit.ly/2GQq9vo>

House Financial Services Subcommittee to Hold Hearing on Proposals to Increase Rents for Low Income Households

The House Financial Services Subcommittee on Housing and Insurance will hold a hearing to review legislative proposals on “rent reforms” that would result in rent increases and benefit cuts to low income households. The hearing will be held on April 25 at 2:00 pm ET in room 2128 of the Rayburn House office building.

Hearing witnesses are:

- Richard C. Gentry, President and CEO, San Diego, California Housing Commission
- Will Fischer, Senior Policy Analyst, Center on Budget and Policy Priorities
- William O. Russell III, President and CEO, Sarasota, Florida Housing Authority
- Adrienne Todman, Chief Executive Officer, National Association of Housing and Redevelopment Officials

Learn more about the hearing at: <https://bit.ly/2vAPBUL>

Opportunity Starts at Home

***Opportunity Starts at Home* Launches E-Newsletter on May 1. Sign Up Today!**

[Opportunity Starts at Home](#), a new national multi-sector housing campaign bringing together new voices to meet the housing needs of the lowest income people in American, will launch its monthly e-newsletter on May 1. Through this newsletter, the campaign will share its recent progress, latest research and best practices, upcoming and current events, featured materials and videos, calls to action, and much more. Sign up today for the monthly e-newsletter [here!](#)

Check out the latest articles written by our multi-sector partners about how housing is inextricably linked to their own goals and missions:

- A joint op-ed by Derrick Johnson, president and CEO of the NAACP, and Diane Yentel, president and CEO of NLIHC: [The Fierce Urgency of Fair and Affordable Homes](#)
- An article by Marian Wright Edelman, president of the Children’s Defense Fund: [Child Opportunity and Stability Starts at Home](#)
- An article by Dr. Megan Sandel, principal investigator of Children’s HealthWatch: [A Stable, Affordable Home is a Prescription for Good Health](#)
- A blog post written by UnidosUS: [Opportunities for Latino Families Start at Home](#)
- An article by Jim Weill, president of the Food Research and Action Center: [FRAC Chat: Opportunity Starts at Home](#)

Be sure to follow the campaign on Twitter: @OppStartsatHome #OpportunityStartsatHome

Disaster Housing Recovery

Senate Democrats Call for Housing Assistance for Families Displaced after Hurricane Maria

Democratic Senators Elizabeth Warren (D-MA), Ed Markey (D-MA), Richard Blumenthal (D-CT), Kirsten Gillibrand (D-NY), and Robert Menendez (D-NJ) issued a letter to FEMA Administrator Brock Long calling on the agency to address the urgent housing needs of displaced families of Hurricane Maria by immediately entering into an interagency agreement with HUD to stand up the Disaster Housing Assistance Program (DHAP). In the letter, the senators warn that FEMA’s continued inaction on DHAP “is putting many of these families at risk of homelessness.”

The NLIHC-led Disaster Housing Recovery Coalition of more than 700 organizations has repeatedly urged FEMA to allow HUD to implement DHAP, which would provide direct rental assistance and case management services to help survivors get back on their feet. The senators state that FEMA’s refusal to use the tools at its disposal, including DHAP, is “puzzling – and profoundly troubling.”

Read the letter to FEMA at: <https://bit.ly/2qO6ntS>

Senator Nelson Calls for More Affordable Housing in Disaster Recovery

Senator Bill Nelson (D-FL) sent a [letter](#) on April 16 urging the Director of the Florida Department of Economic Opportunity (DEO) to use Community Development Block Grant–Disaster Recovery (CDBG-DR) funds allocated to the state for affordable housing. He asks the DEO to use these federal funds for additional affordable housing options for low income households, particularly renters.

The senator notes that Florida lacked adequate affordable housing even prior to Hurricane Irma. “There needs to be an honest assessment of current and alternative affordable housing options in the state, with an eye toward ensuring supply can meet any future demand in the wake of a storm,” he wrote. The Florida DEO is responsible

for preparing the State Action Plan to use CDBG-DR funds for recovery. The agency has not yet released a draft, which must be submitted to HUD by May 15.

Read Senator Nelson's letter at: <https://bit.ly/2JYX6rk>

Additional Updates on Disaster Housing Recovery – April 23

The following is a review of additional housing recovery developments related to Hurricanes Harvey, Irma, and Maria, and the California wildfires since last week's *Memo to Members and Partners* (for the article in last week's *Memo*, see [4/16](#)). NLIHC also posts this information at our [On the Home Front](#) blog.

General Updates

NLIHC has prepared a [chart](#) detailing Community Development Block Grant-Disaster Recovery (CDBG-DR) allocations and the status of State Action Plans.

California Wildfires

Local Perspective

California Governor Jerry Brown issued an executive order to help provide housing for survivors of the recent mudslides and wildfires by [removing](#) certain regulatory barriers to mobile home construction and placement. This suspension of barriers applies to Ventura, Los Angeles, Santa Barbara, and San Diego counties in the southern part of the state. Governor Brown released a similar notice last year for affected counties in northern California.

Hurricane Maria

Local Perspectives

U.S. Virgin Islands Governor Kenneth Mapp's Hurricane Recovery and Resilience Task Force will be holding several community meetings in the [coming weeks](#). The sessions will provide overviews of the Emergency Home Repairs Program, which provides free temporary repairs, and reports on the program's progress.

Displaced Puerto Ricans continue to struggle to find affordable housing on the mainland. An estimated 500 Puerto Ricans relocated to [Lancaster, PA](#). Some have been living in FEMA-funded hotels but were at risk of losing assistance on or soon after Friday, April 20, the most recently scheduled eligibility review deadline. Even if a family member is working, their wages are often insufficient to afford a market-rate apartment.

FEMA has suspended TSA assistance for 86 households in [New York City](#). FEMA found these households no longer met eligibility requirements. NYC Mayor Bill de Blasio, eleven city councilmembers, nine members of Congress, and a number of community leaders signed a letter urging FEMA to reconsider its decision. City officials and community leaders are trying to provide assistance for these families and individuals.

Hurricane Harvey

Local Perspective

Nearly ten years following Hurricane Ike, the island town of Galveston, TX, has yet to use \$76 million designated for [rebuilding public housing](#). Under the Obama administration, HUD stepped in to calm fierce community and local government opposition to the reconstruction of the housing, but the city has yet to build any public housing units. The struggles in this community can provide insight for post-Harvey recovery.

Research

Study Questions Whether Transit-Rich Neighborhoods Lower Household Transportation Costs

A study published in *Housing Policy Debate* by Michael Smart and Nicholas Klein, “Complicating the Story of Location Affordability,” questions whether families in transit-accessible neighborhoods spend significantly less on transportation. The study shows that income, wealth, and household composition are better predictors of transportation expenses than neighborhood transit characteristics.

The location-affordability hypothesis asserts that households living in transit-accessible, compact, and walkable neighborhoods spend less money on transportation, giving them more resources to spend on housing. To test this hypothesis, the authors analyzed the transportation expenditures, neighborhood characteristics, and household composition of thousands of families from 2003 to 2013. They measured transit-accessibility as the number of jobs accessible by public transportation within 30 minutes of the census tract.

Family income, family wealth, and household composition were stronger predictors of transportation expenses than transit-accessibility. Families in high-transit neighborhoods spent less on transportation than families in low-transit neighborhoods (\$5,741 per year vs. \$8,021 per year), but they also had, on average, lower incomes, less wealth, greater likelihood of zero or negative wealth, fewer family members, and fewer cars than families in low-transit neighborhoods. These factors could explain the lower transportation expenses. The authors also found that families who moved to higher-transit neighborhoods did not appear to significantly lower their transportation costs. The same was true when the analysis was limited to poor families, who would benefit the most from lower transportation costs.

In a more detailed analysis, the authors calculated that moving to a location with nearly triple the number of jobs within 30 minutes by transit lowers annual transportation costs by \$125 (\$10 per month). As an extreme example, moving from a neighborhood with access to 1,000 jobs within 30 minutes by transit to one with access to 268,000 jobs would lower transportation costs by approximately \$700 annually (or \$58 per month).

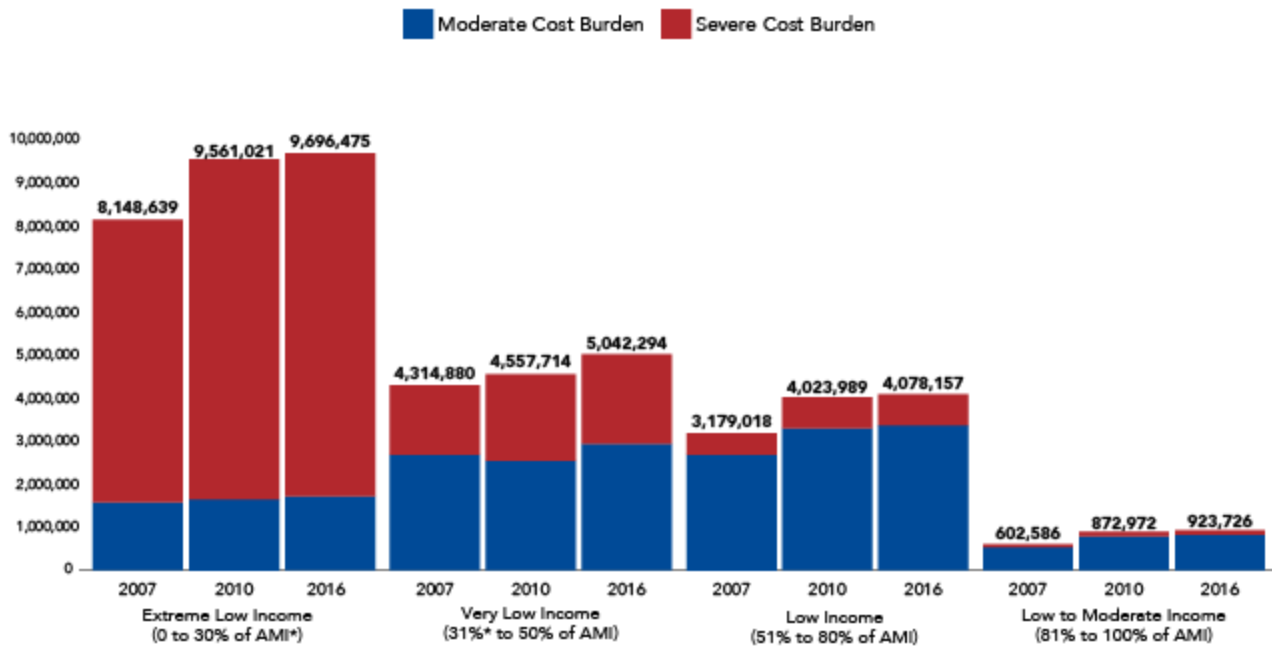
The authors conclude that living in transit-rich neighborhoods provides many benefits with regard to access to jobs, education, shopping, and other services - an important consideration for lower-income households less likely to own a car. One should not assume, however, that families will significantly lower their transportation costs by moving to these areas.

“Complicating the Story of Location Affordability” is available at: <https://bit.ly/2JZpIRi>

Fact of the Week

Lowest Income Households are the Most Severely Housing Cost-Burdened

Number of Cost-Burdened Renter Households by Income



Note: * Or poverty guideline, where higher. Households w/ moderate cost burden spend between 30% and 50% of their income on housing. Households with severe cost burden spend more than 50% of their income on housing. Source: NLIHC tabulations of 1-yr ACS PUMS data.

Source: NLIHC tabulations of 1-year American Community Survey PUMS data.

From the Field

Nebraska Passes Bill to Allow Tax Increment Financing to Build or Rehab Workforce Housing and Address Extreme Blight

The Nebraska Legislature adjourned on April 18, after passing 24 bills on their final day, including a new policy to allow tax increment financing (TIF) for developing workforce housing in rural areas. The legislation aims to provide a new tool to expand housing options in Nebraska communities where employment opportunities outpace housing options. The bill was supported by Nebraska Housing Developers Association (NHDA), an NLIHC state partner.

Legislative Bill 496 (LB496) modifies Nebraska’s existing TIF guidelines to expand eligibility to smaller rural communities. LB496 also provides a definition of “workforce housing” that does not account for the rent levels or sale prices of the new homes or for the incomes of the households who will be occupying them. Rather, LB496’s definition of workforce housing is based on the cost of development. Under the new law, workforce housing is defined as owner-occupied homes that cost less than \$275,000 to construct or rental units that cost less than \$200,000 per unit to construct. For rehabilitation, TIF can be used for workforce housing if the costs exceed 50% of a unit’s assessed value. Additional definitions of workforce housing in LB496 include upper-story housing or types of housing attractive to new residents considering relocation to a rural community.

Concerns expressed by leaders of larger cities like Omaha and Lincoln were addressed in LB496 in a last-minute amendment that added the remediation of extreme blight as an eligible use of TIF. The threshold for extremely blighted areas is that the average rate of unemployment is at least 200% of the state average and that the poverty in a given area exceeds 20% for the total federal census tract.

Nebraska continues to work to expand opportunities in rural areas. The new TIF policy builds on the work of the legislature in 2017 when it established a new Rural Workforce Housing Investment Fund (see *Memo*, [6/5/2017](#)). The lack of affordable housing is considered a primary barrier to reversing the declining population trends in the state's rural communities.

LB496 establishes new criteria for what types of redevelopment projects can be considered eligible for TIF. Any municipality approving a redevelopment project now has to conduct a housing needs study that is current within 24 months of approval of the project. Municipalities are also required to hold public hearings on the incentive plans created for redevelopment projects. After the public hearing, municipalities must demonstrate that the incentive plan is necessary to prevent the spread of blight or promote additional safe and suitable housing. LB496 also requires that any redevelopment project verify it will not result in the unjust enrichment of any individual or company.

Legislators opposed to LB496 fought until the last possible moment, even taking the unusual measure of staging a filibuster on the final day of the legislative session. Senator Steve Erdman (R) led the filibuster effort, expressing concerns that municipalities' uses of TIF have been poorly documented and loosely regulated. Other opponents argued that the use of TIF for expanded housing purposes would divert funding desperately needed for public safety or education. In the end, LB496 passed the legislature by a vote of 35 ayes to 8 nays.

The new law now heads to Governor Pete Ricketts (R) for his signature. Advocates are confident Mr. Ricketts will sign the bill.

“We are happy to have another financing tool available as we work to address our state's mounting housing challenges,” said Matthew Cavanaugh, NHDA's executive director. “It remains to be seen how much new housing we can create through TIF, but NHDA will be working with the developers in our network to make sure we maximize this opportunity for the benefit of low income residents across Nebraska.”

For more information about LB496 and efforts to expand rural workforce housing in Nebraska, contact Matthew Cavanaugh at: matthew@housingdevelopers.org

NLIHC in the News

NLIHC in the News for the Week of April 15

The following are some of the news stories that NLIHC contributed to during the week of April 15:

- “How 'Evicted' Became an Exhibit,” *CityLab*, April 18 at: <https://bit.ly/2qOrxYO>
- “New report points out acute shortage of housing for extremely low-income people,” *The Washington Post*, April 17 at: <https://wapo.st/2HiwMXJ>
- “Proposed housing bill would help victims of Hurricane Maria and other 2017 disasters,” *Curbed*, April 17 at: <https://bit.ly/2HjeGbZ>
- “Why America Needs More Social Housing,” *The American Prospect*, April 16 at: <https://bit.ly/2F3XzVy>
- “8,000 inquire about 201 apartments as Central Florida officials seek affordable housing options,” *Orlando Sentinel*, April 14 at: <https://bit.ly/2Hr4bm8>

NLIHC News

NLIHC Seeks Housing Advocacy Organizer

NLIHC is accepting applications for the position of housing advocacy organizer. As a member of the NLIHC field team, the housing advocacy organizer mobilizes NLIHC members on federal policy advocacy based on NLIHC's approved policy agenda, assists in the design and implementation of campaign field strategies, and conducts outreach activities in specific states. The organizer will spend significant time developing and retaining NLIHC membership; increasing endorsements for NLIHC campaigns; and mobilizing NLIHC membership, state coalition partners, and other advocates on "calls to action" and other organizing efforts in support of socially just affordable housing policy that ensures the lowest income people in the U.S. have decent, affordable homes.

The position requires strong written and oral communication skills and excellent electronic technology skills, including proficiency in the Microsoft Office suite, database management, and social media use. Some familiarity with customer relationship management systems like Salesforce would be a plus. Priority consideration will be given to candidates with proven organizing experience mobilizing a community or constituent base at a national, state, or local level. Some knowledge of federal housing policy is a plus. A bachelor's degree is required. The position is based in Washington, DC. Some travel is required.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package.

Interested candidates should submit by email (rwillis@nlihc.org) a cover letter with salary requirements, resume, and two writing samples to Renee Willis, vice president for field and communications, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Suite 500, Washington, D.C. 20005.

Where to Find Us – April 23

NLIHC President and CEO Diane Yentel and other NLIHC staff will be speaking at the following events in the coming months:

- [Affordable Housing Finance Forum](#), New Orleans, LA on April 26
- [Howard County Housing Symposium](#), Progressive HoCo, Columbia, MD on April 28
- Metro Housing Boston "Our Homes, Our Voices" panel, Boston, MA on May 1
- Housing Alliance of Delaware's "Day for Housing" event, Dover, DE on May 3
- Provider Alliance to End Homelessness event, Los Angeles, CA on May 17
- Washington Low Income Housing Alliance's [Conference on Ending Homelessness](#), Yakima, WA, May 22-23
- [2018 Denver Housing Summit](#), Denver, CO on May 24
- [Maryland Association of Housing and Redevelopment Agencies \(MAHRA\) Annual Conference](#), Ocean City, MD on May 24
- [Virginia Housing Alliance Annual Luncheon](#), Richmond, VA on June 14
- [Florida Housing Coalition Annual Conference](#), Orlando, FL on August 27
- [Federal Reserve Bank of Philadelphia's Reinventing Our Communities: Investing in Opportunity](#), Baltimore, MD on October 1

NLIHC Staff

Sonya Acosta, Policy Intern, x241
Andrew Aurand, Vice President for Research, x245
Victoria Bourret, Housing Advocacy Organizer, x244
Josephine Clarke, Executive Assistant, x226
Dan Emmanuel, Senior Research Analyst, x316
Ellen Errico, Creative Services Manager, x246
Jared Gaby-Biegel, Research Intern, x249

Ed Gramlich, Senior Advisor, x314
Paul Kealey, Chief Operating Officer, x232
Emma Kerr, Research Intern, x229
Mike Koprowski, Director, Multisector Housing Campaign, x317
Joseph Lindstrom, Manager, Field Organizing, x222
Lisa Marlow, Communications Specialist, x239
Lauren McMahon, Graphic Design and Communications Intern, x252
Sarah Mickelson, Senior Director of Public Policy, x228
Isaiah Milbauer, Field Intern, x252
Khara Norris, Director of Administration, x242
James Saucedo, Housing Advocacy Organizer, x233
Christina Sin, Development Manager, x234
Debra Susie, Disaster Housing Recovery Coordinator, x227
Elayne Weiss, Senior Policy Analyst, x243
Chantelle Wilkinson, Housing Campaign Coordinator, x230
Renee Willis, Vice President for Field and Communications, x247
Diane Yentel, President and CEO, x228