ESSENTIALS FOR THE WHITE HOUSE TENANT PROTECTION POLICY

The Homes Guarantee campaign sees the following directives as essential to any action taken by this Administration to protect tenants. The White House must direct agencies, cities, states to take the following immediate actions—issuing guidance or best practices will not have the same impact during this time of crisis, especially related to the rent.

Protect tenants from unfair, unjust, and unaffordable rent hikes, fines, and fees.

- Direct FHFA to require the government-sponsored enterprises (GSEs) to attach rent regulation as a condition for receiving a federally backed mortgage.
- Direct HUD to require cities and states to regulate rent increases in order to receive Community Development Block Grants.
- Direct the FTC to initiate a rulemaking process to limit unnecessary, avoidable, or surprise charges that inflate housing costs while adding little to no value to tenants.
- Direct the Treasury Secretary to encourage state housing finance agencies to adopt Qualified Allocation Plans that limit excessive annual rent increases in circumstances where the area median income has increased, allowing rent increases that are likely to outpace the ability of low-income tenants to afford them.

Expand and enforce tenant protections.

- Direct FHFA to require the GSEs to establish tenant protections including good cause eviction for tenants in properties financed by government-backed mortgages.
- Direct the Treasury Secretary to define “good cause” for eviction from Low Income Housing Tax Credit properties.
- Direct HUD to define “good cause” for eviction purposes in the HOME Investment Partnerships Program (HOME) and Community Development Block Grant Programs.

Address the consolidation of the rental market.

- Direct the Chair of the FTC to initiate a market investigation into rental price setting using its powers under the FTC Act. This market investigation would identify rent gouging practices that constitute unfair and deceptive practices as well as anticompetitive practices that inhibit market power.
- Direct FHFA to halt the GSEs’ purchases of additional loans from owners with a pattern of violations of the CARES Act’s requirement of a minimum 30-day notice prior to any eviction.
- Direct FHFA to take all steps within their authority to promote the use of real estate-owned (REO) properties for community controlled, permanently affordable housing and to prohibit owners of REO properties from engaging in rent gouging and evicting tenants without good cause.
- Direct FHFA to create, make publicly available, and update on a regular basis a national database of owners of residential rental properties. The White House should also direct other agencies, such as HUD and CFPB, to collaborate with FHFA in providing information for this database. The database shall provide information across the federal government, and to the public, about ownership and shareholders, federal financing and subsidies, state and local financing and subsidies, market consolidation, rental prices, evictions, and building quality.
The undersigned national and local organizations have signed on in support of these essentials.

**NATIONAL**
- Action Center on Race and the Economy
- ADOS Advocacy Foundation
- Alliance for Housing Justice
- Center for Economic and Policy Research
- Coalition for the Homeless
- Community Change Action
- Debt Collective
- Demos
- Homes For All
- Housing is a Human Right
- Housing Rights Initiative
- Human Impact Partners
- Jobs With Justice
- JustFix
- Liberation in a Generation
- Local Progress
- National Coalition for a Civil Right to Counsel
- National Coalition for the Homeless
- National Equality Action Team (NEAT)
- Organized Communities Against Deportations
- Parents Together Action
- People's Action Institute
- PolicyLink
- Poverty & Race Research Action Council
- Private Equity Stakeholder Project
- Race Forward
- RESULTS
- Revolving Door Project
- Right To The City Alliance
- Service Employees International Union (SEIU)
- Showing Up For Racial Justice
- Social Security Works
- Sunrise Movement
- Unemployed Workers United
- Western Regional Advocacy Project
- Youth Alliance for Housing
LOCAL
ACCE
ACT UP Philadelphia (AIDS Coalition To Unleash Power)
Action North Carolina
Action St. Louis
ACW
Affordable Housing Network of Santa Clara County
African Communities Together
APT CHICAGO Black Caucus
Age-friendly Englewood Village
Alliance for Community Transit - Los Angeles
Appalachian GameChangers
Arkansas Community Organizations
Arkansas Renters United
Art Against Displacement
Asian Pacific Environmental Network
Battle Born Progress
Be:Seattle
Bedford County Listening Project
Berkeley Tenants Union
Black Leadership Action Coalition of Kentucky (BLACK)
Big Shoulder Church Chicago
Binghampton Tenants Union
Broken Hearted Homes Renter’s Association
Broadway UMC
Buffalo Anti Racism Coalition
CA Renters Caucus
CAAAV: Organizing Asian Communities
CADEM Renters Council
California Calls
California Foundation for Independent Living
California Reinvestment Coalition
Cape Girardeau Tenants
CASA (Community Action for Safe Apartments)
Cathedral in the Night Ministry
Center for Biological Diversity
Center for Community Action and Environmental Justice
Center for Healing Racial Trauma
Chainbreaker Collective
Change Today, Change Tomorrow
Chaplain, Sandra Mitchell
Charles House
Charleston DSA
Chicagoland Black Chamber of Commerce Inc
Chispa
Churches United For Fair Housing | CUFFH
Citizen Action of New York
City-Wide Tenant Union of Rochester
Clergy & Laity United for Economic Justice
Colorado People’s Alliance
Committee To Elect Josef Michael Carr
Communities Resist
Communities United For Action
Community Alliance of Tenants
Community Control Now
Community Justice Project
Community Legal Services of Philadelphia
Community Voices Heard
Compost Cooperative, Inc.
Connecticut Citizen Action Group
Cooper Square Committee
Courage California
Crenshaw Subway Coalition
Crown Heights CARE Collective
CUFFH Action
Culinary Union
DARE (Direct Action for Rights and Equality)
Detroit Action
DSA LA
Down Home North Carolina
East Village Mutual Aid
Eden Community Land Trust
El Shaddai Refuge Homes
Ensuring Opportunity Campaign
EKY Mutual Aid
Faith in Action Nevada
Faith in the Valley
Familia: Trans Queer Liberation Movement
First Wednesdays San Leandro
Florida for All
Florida Housing Justice Alliance
Florida Rising
Franklin County Continuing the Political Revolution
Freedom BLOC
Fuerte Arts Movement
Glad Tidings COGIC
Grace Church of Logan Square
Granite State Interfaith Action Fund
Granite State Organizing Project
Granite State Tenants Union
Greening Greenfield
Ground Game LA
HerStory Ensemble LLC
HOMES Campaign DE
Hometown Action
Homeless and Housing Coalition of Kentucky
Hoosier Action
Housing Conservation Coordinators
Housing Equality & Advocacy Resource Team (HEART LA)
Housing Greenfield
Housing Justice Center (MN)
Housing Justice for All
Housing Rights Committee of San Francisco
HousingLOUISIANA
Illinois Coalition of African American Business Organizations
Inland Equity Community Land Trust
InnerCity Struggle
Inquilinxs Unidos por Justicia
Iowa Citizens for Community Improvement
Ithaca DSA
Ithaca Tenants Union
Jane Addams Senior Caucus
JC Hodge Associates
Jonathan Jackson for Congress
KB Comms
KC Tenants
Kentucky Anti-Eviction Network
Kentucky Equal Justice Center
Kentucky Student Environmental Coalition
Kentucky Tenants
KIWA
Latino Health Access
Legal Services Staff Association, NOLSW/UAW 2320
Lexington Tenants Union
Lift Up Contra Costa
Living United for Change in Arizona (LUCHA)
Local Clean Energy Alliance
Louisiana Fair Housing Action Center
Louisville Metro Council District 4
Louisville Recovery Community Connection, Inc.
Louisville Showing Up for Racial Justice
Louisville Tenants Union
LSSA 2320
Maine People’s Alliance
Make It Work Nevada
Make the Road Nevada
Make The Road PA
Mar Vista Voice
Maryland Communities United
Masks for Victory S. Illinois
Metropolitan Interfaith Council on Affordable Housing
Michigan United
MinKwon Center for Community Action
Monterey Bay Renters Coalition
Monterey County Renters United
Monument Impact
NAACP - Lexington-Fayette Branch
Neighbors Together
Nelsonville Voices
Network Delaware / H.O.M.E.S Campaign
New Jersey Citizen Action
New York Doctors Coalition
Nobody Leaves Mid-Hudson
Northtown Resident Council
NPEU (IFPTE Local 70)
OCCORD
ONE Northside
One Pennsylvania
One Redwood City
Parable of the Sower Intentional Community Cooperative
Partnership for the Public Good
Party for Socialism and Liberation- Louisville
Pasadena Tenants Union
Pennsylvania Stands Up
PICO California
Pioneer Village Tenants Association (PVTA)
POWER
PowerSwitch Action
Progressive Asian Network for Action
Progressive Leadership Alliance of Nevada
Progressive Maryland
Public Counsel
Puente Human Rights Movement
PUSH Buffalo
Raise-Op Housing Cooperative
Reclaim Philadelphia
Rent and Mortgage Relief SLO County
Rent Zero Kansas
Resident of Easthampton MA
Right to Counsel NYC Coalition
Rights & Democracy New Hampshire
Rights & Democracy Vermont
Rise Up West Virginia
River Valley Organizing
Root Cause Research Center
S.T.R.O.N.G Youth, Inc.
San Francisco Anti-Displacement Coalition
San Gabriel Valley Tenants Alliance
Save Section 9
South Carolina Housing Justice Network
South Carolina Progressive Network
Siembra NC
Silicon Valley De-Bug
Silicon Valley DSA
Socio-Spatial Climate Collaborative (UPenn)
Sonoma County Tenants Union
Sonoma Valley Housing Group
South Louisville Community Ministries
South of Market Community Action Network (SOMCAN)
South Shore Wealth Authority Giving Gratitude, LLC
Springfield No One Leaves
Stand Up Nashville
Steering Committee of Las Vegas Democratic Socialists of America
St. James AME Church
Strategic Actions for a Just Economy (SAJE)
Struggle for Miami’s Affordable and Sustainable Housing
Students Break the Silence NYC
Students for Transit Justice
Summers County Huddle
Tenants Political Action Committee
Tenants Rights for Durhamites
Tenants Together
Tenants Union of WA
Territorial Empathy
Tessarae
Texas Organizing Project
Thai Community Development Center
The People’s Resource Center
The Center for Independence of the Disabled, NY
The Hope Buss, Inc
The Justice League Inc
The Kennedy Commission
The Peer Defense Project
The People’s Lobby
The People’s Resource Center
The Women’s Building
TN4SafeHomes
Tyler For Knox
Unified Citizens, Inc.
United Church of Rogers Park
United Council For Change
United for a New Economy
United Tenants of Albany
United Vision for Idaho
Unity Fellowship of Christ Church-NYC
Universal Labor Foundation Ltd.
Urban Justice Center
Venice Community Housing
VOCAL-KY
VOCAL-NY
West Louisville Women's Collaborative
Westside Health Authority
Wethepeoplenyc
Willow Permanent Real Estate Cooperative LLC
Winners PLUS Inc
Women with Broken Heals
Youth Power Coalition