



HOMES GUARANTEE FEDERAL CAMPAIGN TIMELINE

September 2021

- [September 21](#): The Homes Guarantee campaign joins Rep. Cori Bush and Sen. Elizabeth Warren in introducing the *Keeping Renters Safe Act of 2021*, which would enact a nationwide eviction moratorium and provide federal tenant protections.
- September 21-22: Tenant leaders who were evicted during the pandemic hold meetings with White House senior advisors Gene Sperling and Erika Poethig, Deputy Secretary of the Treasury Wally Adeyemo, and Chairwoman Maxine Waters on rental assistance and eviction protections. The White House commits to engaging more with tenants and creating a strategy for tenant protections.

June 2022

- [June 1](#): The Homes Guarantee campaign hosts a listening session with the White House Domestic Policy Council on tenant protections, involving 65 tenant leaders.

July 2022

- July 17-20: Tenant leaders hold meetings with Consumer Financial Protection Bureau Director (CFPB) Rohit Chopra, [Housing and Urban Development \(HUD\) Secretary Marcia Fudge](#), staff at Federal Housing Finance Agency (FHFA), and leaders at the White House Domestic Policy Council and National Economic Council. In these meetings tenant leaders called for the Administration to attach limits on rent hikes and tenant protections to all federal housing monies.

August 2022

- [August 9](#): The Homes Guarantee campaign shares a memo on the Administration's authority to regulate rent with the White House and key agencies.
- [August 10](#): Three tenant leaders meet with FHFA Director Sandra Thompson. More than 250 tenant-led organizations and partners [send a letter](#) to the White House, calling on the president to use his authority to regulate rents.
- [August 11](#): The Homes Guarantee campaign and the Groundwork Collaborative release a [memo on rent inflation](#) that includes [Data for Progress](#) polling on rent regulations.

September 2022

- [September 27](#): 46 tenant leaders brief HUD Secretary Fudge on the rent inflation crisis.

October 2022

- [October 13](#): The Homes Guarantee campaign and the Groundwork Collaborative release an [updated rent inflation memo](#).
- [October 8-15](#): The Homes Guarantee campaign hosts canvasses, knocking 6,893 doors in 28 locations, including in New York, New Hampshire, Nevada and Kentucky. The campaign holds conversations with 1,701 tenants about rent hikes.

November 2022

- [November 14](#): Homes Guarantee campaign representatives, Harvey Nash (KC Tenants), LaMonica Dickerson (Louisville Tenant Union), and Amber MacQuarrie (RAD New Hampshire), attend a White House meeting with officials from the Domestic Policy Council and National Economic Council, on tenant protections.
- [November 14](#): The Homes Guarantee campaign releases a draft executive order to regulate rent.
- [November 16](#): 100 tenant leaders [hold a rally in front of the White House](#) calling for Biden to sign the [executive order to regulate rents](#).
- [November 17](#): The Homes Guarantee campaign and partners hold a Congressional briefing on rent inflation hosted by Sen. [Elizabeth Warren](#) and Reps. Emanuel Cleaver, Chuy Garcia, [Jamaal Bowman](#), and Cori Bush.

December 2022

- [December 14](#): The Homes Guarantee campaign and Groundwork Collaborative release another rent inflation memo.

January 2023

- [January 9](#): Rep. Jamaal Bowman and Sen. Elizabeth Warren, along with 50 members of Congress, send a letter to President Biden calling for executive action on rent regulation, including policy proposed in [the Homes Guarantee campaign's executive order](#).
- January 24: The Homes Guarantee campaign and 281 national and local tenant-led organizations release a [set of essential actions](#) the White House must take to regulate rent and address the consolidation of the rental market by corporate landlords.
- [January 25](#): The White House announces a new [Fact Sheet on Tenant Protections](#) and a "[Blueprint for a Renters Bill of Rights](#)". This announcement affirms that the government can and must take action to address the imbalance of power between tenants and landlords.
- January 25: Homes Guarantee releases a [statement](#) on the White House announcement.

February 2023

- February 9: [The American Prospect](#) publishes a feature on tenant leaders who met with White House officials to push for tenant rights.
- February 16: Homes Guarantee campaign director Tara Raghuveer and Minneapolis locals Yolanda Roth and Krysta Mielke publish [a counterpoint op-ed](#) in the Minneapolis Star Tribune's pushing against the editorial board's op-ed against rent control.

March 2023

- March 21-23: Eight tenant leaders who have been impacted by rent hikes and live in properties with mortgages backed by Fannie Mae or Freddie Mac travel to DC.
 - The delegates included: Elyse (Faith in the Valley in Calif.), Vanessa (PLAN in Nev.), Tanisha (Not Me We in Chicago), Draven (Neighbor 2 Neighbor in Mass.), Harvey (KC Tenants in Mo.), Bonnie and Curtis (Louisville Tenants Union in Ky.), and Tewodros (African Communities Together in Va.).
- March 21: Tenant leaders meet with Director Thompson, sharing a set of [case studies](#) on the properties that they live in. The director commits to visit at least three of the properties with federally backed mortgages in which the Homes Guarantee campaign is organizing this spring and summer.
- March 22: Tenant leaders attend the National Low Income Housing Coalition Conference in D.C. where Director Thompson also speaks.
- March 23: Tenants hold meetings with Sen. Schumer (D-NY) and Sen. Warren's (D-MA) offices.

May 2023

- May 11: Forbes publishes an [interview](#) with Homes Guarantee campaign director Tara Raghuveer on federal rent regulation.
- May 27-28: Tenant leaders host a mega canvass in properties with federally backed mortgages.
- May 30: The FHFA opens a [request for input](#) on tenant protections and limits against egregious rent hikes at federally-backed properties.
- May 30: The Homes Guarantee campaign releases a [statement](#) and launches a [website](#) to collect input on the FHFA request for input.

June 2023

- June 7: Homes Guarantee and African Communities Together host FHFA Director Sandra Thompson for a [tour](#) of Southern Towers Apartments in Alexandria, Virginia.
- June 17-18: Tenant leaders host a mega canvass, knocking doors at buildings with federal financing to ask tenants to submit comments to the FHFA.
- June 27: Homes Guarantee hosts a [1000-person rally](#) at the National Multifamily Housing Council (NMHC) headquarters to expose the group's lobbying against federal tenant protections and rent regulations.

- A team of eight tenant leaders met with Senior VP Government Affairs Cindy Vosper Chetti while tenants and allies rallied outside of the building.

July 2023

- July 11: HouseUS and Lake Research Partners [release polling](#) showing both sides of the aisle are concerned about housing affordability.
- July 15-16: Tenant leaders host a mega canvass, knocking doors at buildings with federal financing to ask tenants to submit comments to the FHFA.
- July 26: More Perfect Union publishes a [viral video](#) about the Homes Guarantee campaign.
- July 27: Over 70 climate researchers [submit a letter](#) to the FHFA calling for rent regulations.
- July 28: Over 30 economists [submit a letter](#) to the FHFA calling for rent regulations.
- July 28: Over 140 academics [submit a letter](#) to the FHFA calling for rent regulations.
- July 31: Over 70 local electeds [submit a letter](#) to the FHFA calling for rent regulations.
- July 31: Sen. Sherrod Brown [sends a letter](#) signed by 17 senators to the FHFA from the Senate Committee on Banking, Housing, and Urban Affairs in favor of federal tenant protections and rent regulations.
- July 31: Homes Guarantee leads 317 leading housing justice organizations to [submit a letter](#) to the FHFA calling for rent regulations.
- July 31: Homes Guarantee [submits a comment](#) to the FHFA with policy recommendations and rationale, specifically making the case for rent regulations.
- July 31: FHFA closes request for input. In the 60 days it was open, the Homes Guarantee campaign [organizes](#) tenants to:
 - knock on 4.7k doors;
 - submit over 2.4K comments from tenants and allies;
 - form 5 new tenant unions in IL, MO, KY, and MA.

August 2023

- August 2: Senate Majority Leader Schumer [sends a letter](#) to the FHFA asking for tenant protections and safeguards against rent hikes.
- August 9: The Hill publishes an [op-ed](#) written by PolicyLink senior housing associate Tram Hoang pushing for federal rent regulations.
- August 23: Ranking Member Maxine Waters [sends a letter](#) to the FHFA from the House Financial Services Committee in favor of federal tenant protections and rent regulations.

September 2023

- September 13: The campaign releases [a new memo](#) it sent to the FHFA on housing supply and rent regulations, including case studies that show how the manipulation of Enterprise-backed loans can lead to the loss of affordable housing.

- September 22: Homes Guarantee campaign director Tara Raghuveer discusses the need for federal rent regulations on the [podcast Rising Up with Sonali](#).
- September 27: [Forbes publishes a video interview](#) with Homes Guarantee campaign director Tara Raghuveer about how the Biden administration can help tenants facing student loan repayments by lowering the cost of rent.

October 2023

- October 13: [Vice reports](#) on the latest Consumer Price Index (CPI) numbers that show increasing rent inflation, featuring a statement by Homes Guarantee Director Tara Raghuveer.

November 2023

- [November 14-17](#): 100 tenant leaders with the Homes Guarantee campaign hold a [Tenant Takeover](#) in Washington, DC to advance their campaign for rent regulations in Enterprise-backed properties
- November 13: The Homes Guarantee Campaign, National Housing Law Project, the National Low Income Housing Coalition, and Revolving Door Project request information from FHFA on the use of confidential comments and submit a FOIA.
- November 14: [The Washington Post hosts its annual Global Women's Summit](#) where campaign director [Tara Raghuveer discusses the FHFA's ability to lower the cost of rent](#) through federal tenant protections.
- November 15: Homes Guarantee tenant leaders host a [Congressional Briefing](#) on Housing Supply and Federal Tenant Protections. Economists Kitty Richards (Groundwork Collaborative) and Alexei Alexandrov (Formeral FHFA Chief Economist) provide analysis on the economics of rent regulations and tenant protections. Staff from 43 offices were in attendance.
- November 15: Congressional Progressive Caucus Chair Rep. Pramila Jayapal and the Homes Guarantee campaign hold a [press conference](#) outside of the United States Capitol calling on FHFA to regulate rents.
- November 15: The Congressional Progressive Caucus (CPC), the Congressional Asian Pacific American Caucus (CAPAC), the Congressional Black Caucus (CBC), and the Congressional Hispanic Caucus (CHC) send a [letter](#) to the FHFA demanding it enact rent regulations and tenant protections for households living in properties with Enterprise-backed mortgages.
- November 16: Homes Guarantee tenant leaders meet with key Federal Housing Finance Agency leadership to debrief the tenant protections RFI, learn about next steps in the process, and share expertise on policy.
- November 17: Tenants hold a [direct action](#) at Starwood Capital Group's headquarters in Washington, D.C. Starwood Capital is a largest multifamily landlord in the country. Their business model relies on predatory rent hikes and lucrative Enterprise-backed loans.
- November 28: Homes Guarantee campaign [releases analysis of comments submitted to the FHFA Tenant Protections Request for Input](#). The analysis reveals

that tenants and their allies submitted the overwhelming majority of public comments, making up 67% of submissions.