

## **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

AFT 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

Inquilinx Unidxs 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