

January 19, 2021

Dear President-Elect Biden and the Biden-Harris Transition Team,

We are a collective of public housing residents, unhoused people, and tenants. We write to respectfully urge you to take immediate and bold action to protect renters and unhoused communities, prevent unprecedented displacement, and to guard against disastrous, 2008-style real estate speculation. We must address the current coronavirus housing crisis, and set our country on a path towards a Homes Guarantee.

We have sent a similar [list of priorities](#) to your Agency Review Team.

COVID-19 RELIEF

- **President-Elect Biden should take Executive Action to end evictions on Day 1:**
 - An expanded eviction moratorium must include a ban on all eviction filings, summons, hearings, judgments, and writs of execution;
 - The moratorium must go further than what passed in the HEROES Act by including all eviction types, not just those for non-payment of rent;
 - The moratorium must be automatic, not placing burden on the tenants to apply for protection;
 - The moratorium must not allow for criminal prosecution as the result of mistakes or omissions on any declaration;
 - The moratorium should not come with an arbitrary end date, but rather triggered by a set of economic and public health indicators.
 - The moratorium should not affect eviction and foreclosure prevention funds that flow through HUD.
- **President-Elect Biden should direct Congress to pass the following as part of the next relief bill:**
 - **Non-congregate emergency housing** for everyone in congregate housing (shelter, jail, prison, youth detention center, group or nursing home), fully accessible to people with disabilities, and individuals, families, and people who want to stay with a roommate or aide. Such shelter should be guaranteed until a safe, effective vaccine is available to all.
 - **Rent and mortgage cancellation and debt forgiveness**, including rent and mortgage payment suspension for the duration of the crisis; a relief fund for property owners, conditioned on a set of critical tenant protections; and, debt erasure for the months of accumulated rental arrears. This policy should be modeled after [H.R. 6515 The Rent and Mortgage Cancellation Act](#), introduced by Rep. Ilhan Omar in the 116th Congress.
 - **Conditions for rental assistance**, if rental assistance (like the \$100 billion fund in the HEROES Act) remains the favored policy. It must include the following principles from rent cancellation:
 - Universal access, including for immigrants regardless of documentation status, participants in the informal economy (i.e. food vendors, home care workers, etc.), and others for whom means-testing may be prohibitive;
 - Conditions for landlords who benefit from the assistance funds (see H.R. 6515 for a thorough list), including at least a five year rent freeze and compliance with other critical tenant protections such as just-cause evictions, a ban on source of income discrimination, and more;
 - Cancellation of rent, funding for capital repairs, and further administrative relief for Public Housing Authorities, who lack the capacity to perform systems-wide recertifications to address significant numbers of rental adjustment reviews due to tenants' loss of income.
- **President-Elect Biden should direct Congress to pass the following policies to combat real estate speculation and establish a path towards a Homes Guarantee:**
 - **An affordable housing acquisition fund** to protect against real estate speculation, including flexibility for cities, counties, states, and housing authorities to use rental assistance funds toward down-payments on distressed properties to be used for permanently affordable housing.

- **A Social Housing Development Authority** to create over 12 million social housing units and lasting solutions for the housing crisis by purchasing distressed real estate, particularly multi-family rentals, and financing its transfer to the social housing sector (such as cooperatives, non-profits, community land trusts, and public housing).
- \$150 billion+ investment in existing **public housing**.
- A **national tenants bill of rights** including just cause, universal rent control, universal accessibility and a \$200 billion Community Control and Anti Displacement Fund.

Thank you in advance for your time and attention to this matter. We look forward to continuing to work together to support America's working families.

In gratitude and solidarity,

People's Action, including the following organizations:

Down Home North Carolina	West Virginia Citizen Action Group	Living United for Change in Arizona (LUCHA)
Hoosier Action	People United for Sustainable Housing (PUSH) - Buffalo	Hometown Action
Iowa Citizens for Community Improvement Action Fund	Progressive Leadership Alliance of Nevada Action Fund (PLAN Action Fund)	Citizen Action of Wisconsin
Michigan People's Campaign	TakeAction Minnesota (TAMN)	Missouri Jobs with Justice
PA Stands Up	Colorado People's Action (CPA)	Voter Action (c4)
Safe Return Project	Jane Addams Seniors in Action	Citizen Action of New York (CANY)
New Hampshire Youth Movement	ONE People's Campaign	Community Voices Heard (Power)
Neighbor to Neighbor Action Fund	ONE People's Campaign	Maine People's Alliance
Progressive Maryland	OneAmerica Votes	Rights and Democracy - VT
Tennessee Citizen Action	The People's Lobby (c4)/Reclaim Chicago (PAC)	Voices of Community
Connecticut Citizen Action Group (CCAG)	Washington Community Action Network	Advocates and Leaders
New Jersey Citizen Action		Action Fund (VOCAL-NY)
New Jersey Organizing Project		Ground Game LA
United Action for Idaho		San Francisco Rising Action Fund

The following organizations were endorsers of H.R. 6515 The Rent and Mortgage Cancellation Act, introduced by Rep. Ilhan Omar in the 116th Congress:

Alliance of Californians for Community Empowerment (ACCE)	Bend the Arc Jewish Action	Chicago Votes
Action Center for Race and the Economy	Berkeley Tenants Union	Citizen Action of New York
AFT Chicago Black Caucus	Center for Biological Diversity	Clergy and Laity United for Economic Justice
Alliance for Community Transit - Los Angeles (ACT-LA)	Center for Community Change	Coalition for Economic Survival (CES)
Alliance for Housing Justice	Center for Health, Environment & Justice	Community Voices Heard
Be a Hero	Center for Popular Democracy	Crenshaw Subway Coalition
	Chicago DSA	Data for Progress
		Democratic Socialists of America - Los Angeles

Demos
Dream Corps
Democratic Socialists of America (DSA)
Ensuring Opportunity
Campaign to End Poverty in Contra Costa
Faith In Action Bay Area
Faith In Action East Bay
Faith In Action EB/Imani
Community Church
Faith In The Valley
Flatbush Tenant Coalition
Friends of the Earth US
Grassroots Global Justice
Greater New Orleans
Housing Alliance (GNOHA)
Greenpeace USA
Housing Equality & Advocacy Resource Team (HEART)
Housing Justice for All
Housing LOUISIANA
Housing NOLA
Housing Now!
Indigenous Environmental Network
Indivisible
Inland Congregations United for Change (ICUC)
InnerCity Struggle
Inquilinx Unidxs por Justicia
Institute for Policy Studies
Ithaca Democratic Socialists of America
Jane Addams Senior Caucus
Jobs with Justice
Just Community Energy Transition Project
KIWA (Koreatown Immigrant Workers Alliance)
LA Forward
Latinos United for a New America (LUNA)
Lawyers Committee for Civil Rights Under Law
Leadership Counsel for Justice and Accountability
Liberty Community Land Trust

Long Island Progressive Coalition
Louisiana Fair Housing Action Center
Make the Road New York
Met Council on Housing
Monument Impact
MoveOn
National Domestic Workers Alliance
National Equality Action Team
NYCC
ONE DC
ONE Northside
One Redwood City
Parents Together Action
Partnership for the Public Good
Partnership for Working Families
People Organized for Westside Renewal
PICO California
PolicyLink
PowerCA Action
Progressive Democrats of America
Progressive Leadership Alliance of Nevada
Public Advocates
Raise-Op Housing Cooperative
Raise Your Hand
Rebuild The Dream
Reclaim Philadelphia
Resident Action Project
RESULTS
Right to Counsel NYC
Right to Counsel NYC Coalition
Right to the City
RISE Coalition
SAJE
San Diego County Central Committee of the Peace and Freedom Party of California
San Diego Organizing Project
Sant La Haitian
Neighborhood Center

Service Employees International Union (SEIU)
Silicon Valley De-Bug
Social Security Works
Social Security Works California
SolidarityINFOService
Sunrise Movement
Take Action MN
Tenants Political Action Committee
Tenants Union of Brattleboro
The Democracy Collaborative
True North Organizing Network
UAW 2865
United Neighbors of the 35th Ward
United Tenants of Albany (UTA)
United We Dream
Venice Community Housing
VOCAL-NY
Washington CAN
Western Regional Advocacy Project
Women Organizing Resources, Knowledge and Services (WORKS)
Working Families Party
Working Partnerships USA