

Challenges in housing justice organizing in 2022

HUD needs accountability for not responding and enforcing regulations. Too many tenants are being mistreated.

LIHTC rents in properties that are not aging out, had across the board rent increases last year—about 8 or 9%

We have a whole generation of adults that can not afford to rent or buy, and are still living at home with parents.

This housing injustice timing, I have noticed is pretty much "coinciding" with the aging out of LIHTC properties that were placed in service around 1986 to 1988, after the law regarding

rent control was voted into City of St Paul, 4% except the LLords can self certify up to 8% and 20 years going back for new construction exempt

In NJ very few attorneys will assist tenants with LIHTC, with Section 8 vouchers, and who are disabled/elderly.

we need more rentals to allow pets. Many homeless wont part with their pets. it's discrimination just like with kids but legal.

It's not enough tenants involved. The real estate lobby is strong and powerful.

BE careful with rent control. Landlords whose properties are now rent controlled might retaliate with not doing maintenance, harassment, and so much more.

city council reluctant to pass ordinances to help on rental issues

Many elected officials are pro real estate and landlord community.

what if we formed a National Tenants Unit and paid into a massive account in each state to STRIKE on the RENTS??? rents are unliveably high, sky rocketing, out of control

LIHTC aged out housing is why we have so much homelessness exploding especially since about 2016.

Attorneys are not available for everyone. The enforcement agencies, the media and self advocacy are free to the public.

Not sure if this was mentioned before... At a federal level, Dems losing control of the House also could be a factor.

One challenge for organizing I see it that lower income are organizing but we need to organize ALL renters and allies

electeds ARE landlords

landlords are collecting too much profit treating home as commodity not a necessity it IS Gouging!!!

In Ca. we have a 10% cap but has lots of loopholes & expires in 7 yrs. Individual jurisdictions have lowered it by ballots as low as to 3%

SSI went up \$66 and food stamps went down \$33, the next day

HUD FHEO do nothing to stop the discrimination and the substandard housing units the corruption and the excess rent increases.

There is no accountability for the states nor the landlords and the Housing Mortgage Finance Agencies to keep the LIHTC rents affordable.

LIHTC buildings are being built substandard, because the state of NJ and the local code officials do not ensure the buildings are up to code as they are being built.

Utility companies are raising rates on top of rents skyrocketing.

Right to medical privacy in housing

Federal Income Tax Credit is needed & I got my Congressman to push it. Homeowners get credits called 'deductions' for a century

It is not just the poor, seniors, those with disabilities. In my area, landlords are raising rents to more than 20%

Successes in housing justice organizing in 2022

Record number of folks housed in my program in 2022. We had a good year.

wa state gave more money for housing

All the tenant orgs that managed to get right to counsel for their cities

In Laurel, MD, two City Councilmembers and I (County Council Liaison) negotiated a rent increase that was nearly half of what the landlord was pushing through.

There were some local aldermen that offered additional overnight shelter during a polar vortex in December. There are some pilot Right to counsel programs happening in Chicago

They finally removed a corrupt land bank member in Cook County. Hopefully this leads to more transparency and better access to housing equity.

MN created a shelter resident Bill of rights by law, the 18 month task force was in law

Tenants came together regarding rent increase - went to county compliance dept - got copy of use agreement - landlords are charging more than they are supposed to

Prince George's County Council proposed legislation for rent stabilization as well. This is in the beginning stages.

There is movement among small municipalities on the outskirts of Washington, DC for rent stabilization.

Mass Alliance of HUD Tenants (MAHT) won \$9.75 m/year for Low Income Rent Subsidies, from the regular City budget—enough to provide permanent housing for 900+ ELI/h

What do you envision for housing justice and tenant movements in 2023?

We need to push for more rental protections on the local, state and federal levels.

Low income tenants need training on if they are facing an eviction. Many public housing residents are not even submitting answers to the court when going through eviction.

We have to organize tenant power to contend with the landlords and corporations that profit off housing

We need to organize a day rally in all States to the State Capitol for this maybe this coming summer.

Organizing gets the goods. We need tenant unions now, and lots of them. Larger collective action will give us the ability to do more

Federal accountability but refined by each state based on direct needs.

AS for going to the media, we need to make sure the media is educated about the LIHTC program, if we are to get ANYWHERE with the media.

We can organize to Washington DC and those that can't go will make sure to go to the State Capitol

We need to have a federal resolution to the process of accountability rent control and illegal eviction
homelessness will not stop unless slumlords have accountability

A national rally happening @ city halls, state capitals and Washington DC would be amazing. Need to make sure there are demands attached to that action though