

# 2024 YEAR IN REVIEW

The National Housing Law Project had a powerful year.

2024 brought organizational growth, new connections, and great successes. Our work reflected the idea that housing policies propel our democracy forward when they serve all Americans, not predatory lenders and corporate landlords. Our team continues to expand, sharpen, and reinforce our infrastructure and work so we're ready for what comes next. To 2025!

## IN 2024:

### Trainings and Technical Assistance

- Trained over 10,000 advocates
- Provided 1:1 technical assistance to over 1,200 people across 300 organizations
- Published the digital Green Book 6th edition

### Litigation

- Filed two federal lawsuits with local partners
  - » In [New Mexico](#), we sued U.S. Department of Agriculture (USDA) for unlawfully terminating the community's only affordable housing
  - » In [Nebraska](#), we sued the Omaha Housing Authority for overcharging rent, denying due process, and threatening evictions
- Submitted four amicus briefs
- Three cases resulted in good outcomes for tenants
  - » [Watertown Housing Authority v. Kester-Paletti](#) in the Wisconsin Court of Appeals
  - » [de Reyes v. Waples Mobile Home Park](#) in the U.S. Court of Appeals Fourth Circuit
  - » [Amos v. Miller](#) in the Colorado Supreme Court

### Media Hits

- Mentioned in 105 news articles
  - » 69 national stories
  - » 36 local stories

## 2024 PRIORITIES

**EXPAND**  
the rights of tenants  
and applicants

**PRESERVE**  
affordable housing

**BUILD**  
power in the housing  
justice movement



## IN 2024:

### Government Affairs

- Secured \$20 million for the Eviction Prevention Grant Program
- Submitted regulatory comments on nine proposed rules across four federal agencies: The Department of Housing and Urban Development (HUD), Federal Trade Commission, Consumer Financial Protection Bureau, and Federal Emergency Management Agency
- Helped draft federal legislation to protect tenants and low-income homeowners, including:
  - » Tenants Right to Organize Act
  - » End Junk Fees for Renters Act
  - » Fair Future Act
  - » Eviction Protection Act
  - » Tenant Empowerment Act

### Housing Justice Network

- Hosted over 500 attendees at the 2024 Housing Justice Network Conference
- Connected with over 2,200 Housing Justice Network members
- Supported 37 national, state, and local tenant organizing groups



## WHAT WE DID:

### Rural Housing

- Pushed USDA Rural Development to update its Multifamily Housing Handbook so that owners do not improperly screen out immigrants and mixed status families
- Improved tenant protections in USDA's Multifamily Housing and successfully urged USDA to engage more with its residents
- Supported USDA's decoupling pilot to save affordable housing and protect tenants in rural America

### Homeownership

- Assisted with the implementation of Homeowners Assistance Fund programs that provide billions of dollars to struggling homeowners across the country
- Facilitated the delivery of over \$4 million in Homeowner Assistance Fund aid to Californians saddled with unaffordable Property Assessed Clean Energy loans
- Contributed to guidance in a [Department of Energy memo](#) on consumer protection best practices for programs funded by the Inflation Reduction Act

### Fair Housing

- Helped shape [HUD guidance](#) to protect rental housing applicants from discriminatory tenant screening practices that violate the Fair Housing Act



## Housing Choice Voucher Program

- [Passed a law in California](#) to improve California Public Housing Authorities' management of the federal voucher program
- [Secured tenant protections](#) in the final regulations of the Housing Opportunity Through Modernization Act of 2016
- Advocated for HUD to [create a website](#) to help ensure voucher tenants are aware of state and local non-discrimination protections and how they work
- Published an analysis that the California's Tenant Protection Act applies to voucher families and successfully advocated that HUD publish conforming guidance to California PHAs

## Preservation of Federally-Assisted Housing

- Co-led the Millennial Resistance Campaign, whose organizing led to the:
  - » [Five year debarment](#) of Millennia Housing, Ltd. and its CEO, Frank Sinito
  - » Office of Multifamily Housing to more seriously address poor conditions and problem owners in the project-based Section 8 portfolio
- [Amended California's Notice Preservation Law](#), now the strongest affordable housing preservation law in the country, to help save affordable housing across the state and keep tenants stably housed
- Pushed HUD to consider the civil rights implications when public housing is torn down and residents are issued vouchers in the Streamlined Voluntary Conversion process
- Preserved the Anderson Hotel, a 101 unit senior federally subsidized property in San Luis Obispo, California, using the state's Notice Preservation Law

## Tenants' Rights

- Published the [National Tenants Bill of Rights](#), a practical and comprehensive policy agenda to strengthen and enforce the rights of tenants
- Protected the [CARES Act 30-day notice requirement](#) across the country through advocacy in state courts and federal regulatory and legislative work

## Gender-based Violence

- Reformed, expanded, and strengthened the housing provisions of the Violence Against Women Reauthorization Act of 2022 (VAWA)
- Contributed to the [first-ever report](#) by the Government Accountability Office on the failings of VAWA Emergency Transfers
- Secured [first-ever recognition by the Treasury](#) that VAWA applies to the Low-Income Housing Tax Credit program

## WHO WE ARE

NHLP is the preeminent legal and advocacy organization working at the federal, state, and local levels to advance housing rights and preserve affordable housing alongside our thousands-strong membership of advocates across the country, the Housing Justice Network

## HOW WE DO IT

We advocate, educate, litigate, and help build the housing justice movement

## AND WHY

Our vision is a just and equitable housing system that puts people over profit

