



Take Action

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Help Ensure New Tenant Protection Law Followed in Your Community

It's Up to Advocates To Make it Work

On May 20, provisions immediately went into effect which protect tenants living in foreclosed buildings. (The Protecting Tenants in Foreclosure Act is Title VII of Public Law 111-22).

These provisions are "self-executing", so no federal agency (such as HUD) is responsible for making them work. It is up to advocates to make sure that tenants, landlords, public housing authorities, courts, the legal community, and others involved in the foreclosure process are aware of these new rights for tenants.

Sample Letters That You Can Use

The **National Housing Law Project (NHLP)** has prepared materials that will help key players understand the provisions and help tenants exercise their new rights under this law. NHLP's materials include a sample letter that tenants can use to inform their landlords, as well as sample letters advocates can use to inform the courts and public housing authorities.

The NHLP materials are available on the NLIHC homepage at <http://www.nlihc.org/template/page.cfm?id=227>

Please do all that you can to get the word out

If advocates don't inform all of the actors in the foreclosure process, many tenants will be unaware of their new rights and could end up being evicted far too soon. In addition to keeping your members and networks informed, please think about notifying:

- Media
- Tenant organizations
- Neighborhood organizations
- Legal services
- Local Bar Association (which might have a pro bono legal program)
- Housing counseling agencies
- Community Action Agencies and social service providers
- Local courts and other official entities involved in the foreclosure process
- Local sheriff's offices and others that carry out foreclosures
- Local elected officials
- Local associations of landlords/property owners
- Other community groups/individuals

Brief summary of the tenant protection provisions

All tenants must get a 90 day notice before being evicted as a result of foreclosure. In addition (with some exceptions) tenants that have leases can continue to live in their homes until the end of the term of their lease.

The rights of Section 8 tenants are also protected because the new owner at foreclosure must accept both the tenant's lease and the housing assistance payment (HAP) contract.

For details of the new tenant protection provisions, in addition to the NHLP materials

(<http://www.nlihc.org/template/page.cfm?id=227>) see the NLIHC memo on our homepage, <http://www.nlihc.org/doc/Memo-Renter-Protections-S-896.pdf>, and the May 22 *Memo to Members* article, http://www.nlihc.org/detail/article.cfm?article_id=6143.

Thanks again for your advocacy to help protect renters facing foreclosure.

If you have any questions, please contact outreach@nlihc.org, or 202.662.1530.