

NATIONAL LAW CENTER ON HOMELESSNESS & POVERTY



**NATIONAL LOW INCOME
HOUSING COALITION**



Contact:

Grace Beal, The Law Center,
202-638-2536
gbeal@nlchp.org

Renee Willis, NLIHC,
202-662-1530
rwillis@nlihc.org

Deborah Thrope, NHLP,
415-546-7000 x 3124
dthrope@nhlp.org

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Housing Advocates Applaud Introduction of Legislation Protecting Tenants at Foreclosure

WASHINGTON, DC - The National Housing Law Project (NHLP), the National Law Center on Homelessness & Poverty (The Law Center), and the National Low Income Housing Coalition (NLIHC) applaud Representative Keith Ellison (D-MN) and Senator Richard Blumenthal (D-CT) for introducing legislation to permanently extend the Protecting Tenants at Foreclosure Act (PTFA).

“The PTFA provides critical protection to innocent renter families whose homes have been foreclosed. PTFA is an important tool, especially now, given the significant national shortage of rental housing,” said NHLP Executive Director Shamus Roller.

“Without federal protections in place, many renters in foreclosed properties are vulnerable to summary eviction—and homelessness. In nearly half the states, these renters can be evicted with five days' notice or less, through no fault of their own,” said Law Center Executive Director Maria Foscarinis. “The PTFA provides critical protection to responsible renters whose homes have been foreclosed upon.”

“We are grateful to Representative Ellison for introducing this critical legislation to protect renters when their landlords’ properties go into foreclosure. We urge Congress to act swiftly to enact these protections,” said Diane Yentel, President and CEO for NLIHC.

The Protecting Tenants at Foreclosure Act (PTFA), enacted in 2009, was the only federal protection for renters living in foreclosed properties. Even though foreclosures remain a common occurrence, Congress failed to extend the PTFA law and it expired on December 31, 2014.

The law provided most renters with the right to at least 90 days’ notice before being required to move after foreclosure. Now, renters, who often have no idea that their landlords are behind on mortgage payments, can be evicted with just a few days’ notice in most states.

Today, only a small number of states and the District of Columbia have laws that match or exceed the provisions of the federal PTFA. Instead, the majority of states have no specific protections for renters faced with eviction due to foreclosure or permit eviction of responsible renters upon little or no notice.

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The National Law Center on Homelessness & Poverty (www.nlchp.org) is the only national organization dedicated solely to using the power of the law to prevent and end homelessness. With the support of a large network of pro bono lawyers, we address the immediate and long-term needs of people who are homeless or at risk through outreach and training, advocacy, impact litigation, and public education.

Established in 1968 The National Housing Law Project works to advance housing justice for the poor by increasing and preserving the supply of decent, affordable housing, improving existing housing conditions, including physical conditions and management practices, expanding and enforcing low-income tenants' and homeowners' rights, and, increasing housing opportunities for racial and ethnic minorities.

Established in 1974 by Cushing N. Dolbeare, the National Low Income Housing Coalition is dedicated solely to achieving socially just public policy that assures people with the lowest income in the United States have affordable and decent homes.