

Green Book 6th Edition Chapter Highlights 2024

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HUD Housing Programs: Tenants' Rights (National Housing Law Project, 6th ed.) (also known as the Green Book)

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The biggest changes are in Chapters 11-14.

Chapter 11 Evictions and Subsidy Terminations

It includes new sections on:

- The Rental Assistance Demonstration (RAD) Program,
- Second Amendment right to bear arms,
- Crime-free lease addenda,
- Equitable defenses,
- Coronavirus Aid, Relief, and Economic Security Act (CARES Act) notice,
- HUD 30-Day notice,
- Notice of Violence Against Women Act (VAWA) rights, and
- Right to counsel.

Chapter 12 Loss, Conversion, and Preservation of Units

Updates include:

- The Rental Assistance Demonstration program,
- The demolition, disposition, and conversion of public housing, and
- Federally assisted housing preservation.
- It is completely updated to include all HUD repositioning and current notices as of 12/31/2023.

Chapter 13 Cross-Cutting Considerations

We have reorganized Chapter 13 with the sections being in a different order.

Key updates 13 include:

- The Violence Against Women Act (VAWA) 2022 Reauthorization,
- Challenges to crime-free programs and nuisance property ordinances,
- Advocate opportunities to influence the Affirmatively Furthering Fair Housing process,
- Section 504,
- Title VI and
- much, much more!

Chapter 14 Common Legal Issues

Updates include:

- A complete revision of the Freedom of Information Act section,
- Standards surrounding various forms of judicial deference relevant to regulatory and subregulatory agency interpretations in the housing context,
- The impact of the U.S. Supreme Court's decision in *Health & Hospital Corp. v. Talevski* on the viability of claims under 42 U.S.C. § 1983 to enforce federal rights arising out of spending power programs, and
- The constitutionality of conclusive presumptions in the eviction court context in light of new Covid-era court rulings.

We will have updates to chapter 14 with respect to Chevron in the print edition and hope to update the digital before then as well.

Here is our new memo: [Loper Bright Enterprises v. Raimondo: HJN Primer](#).

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Here are the changes in the other chapters.

Chapter 1 Program Descriptions

- New section on Emergency Housing Vouchers (EHVs).
- Rental Assistance Demonstration has moved to Chapter 12.

Chapter 2 Admission and Tenant Selection

Updates to sections on:

- Asset limitation and impact of assets

- Citizenship and immigration status, and
- Criminal activity.

Chapter 3 Leases

Added references to:

- Coronavirus Aid, Relief, and Economic Security (CARES) Act § 4024 and
- HUD 13-day notice.

Chapter 4 Rents

Updates include the Housing Opportunity Through Modernization Act (HOTMA) of 2016, the first major piece of housing legislation in nearly 20 years. HOTMA made significant changes to existing federal housing programs, including the Section 8 Housing Choice Voucher program, the Public Housing program, and the Section 8 Project Based Rental Assistance program.

HOTMA also shows up in Chapters 7 and 11 and a few other chapters.

Note that the 6th edition does not currently cover the final set of implementing regulations pursuant to HOTMA related to tenant-based vouchers and project-based vouchers, per the federal register notice published on [May 7, 2024, Housing Opportunity Through Modernization Act of 2016—Housing Choice Voucher \(HCV\) and Project Based Voucher Implementation; Additional Streamlining Changes](#). These regulations will be included in subsequent updates to the Green Book.

Chapter 5 Utilities

Updates in:

- Utility charges in public housing
- A discussion of Haywood v. Chicago Housing Authority and
- The Inflation Reduction Act.

Chapter 6 Other Charges

Updates include emerging policy issues:

- Security deposit replacement products
- Junk fees, and
- Application fees and their impact on tenants in HUD housing.

Chapter 7 Other Occupancy Issues

Updates include:

- Changes to inspection standards across HUD programs under the 2023 National

- Standards for the Physical Inspection of Real Estate (NSPIRE) final rule,
- Lead paint, and
- The latest HUD requirements and exemptions for porting for Section 8 Voucher tenants.

Chapter 8 The PHA Plan and Related Plans

Updates include:

- Annual and Five-year Plans and
- The 2016 Appropriations Act expansion of the MTW program.

Chapter 9 Resident Participation

Updates include:

- Resident councils,
- Funding and in-kind support for resident participation,
- Rental Assistance Demonstration (RAD), Hope VI, Choice Neighborhood Initiative, and Voucher Program,
- Along with new sections on resident engagement in HUD's inspection processes.

Chapter 10 Administrative Procedures

It now includes a section on the Rental Assistance Demonstration (RAD) Program.