

2025 DSA Housing Justice Commission Consensus Resolution

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Whereas, DSA has repeatedly affirmed our commitment to housing justice and the mission of the Housing Justice Commission in 2021 and 2023 through R21 and CR 1 respectively,

Whereas, DSA has adopted “The 4 Principles of Social Housing” as our organizational definition of social housing and recognizes that only the replacement of the private housing market with social housing can achieve housing justice,

Whereas, DSA recognizes the creation of an organized, nationwide movement of militant tenant unionists as the prerequisite for achieving social housing so defined,

Whereas, The tenant movement across the United States has grown rapidly in strength and is increasingly conscious of its place at the leading edge of the class struggle;

Whereas, the tenant movement remains geographically fragmented and has yet to coalesce around a national program or plan of action;

Whereas, DSA chapters across the country generally do not yet promote the formation of new socialist tenant unions capable of running themselves and growing our base for social housing;

Whereas, growing DSA’s collective engagement with tenant organizing will deepen our connection to a multi-racial working class that is already struggling against predatory rent, unlivable housing, and gentrification,

Whereas, the Housing Justice Commission ran the Emergency Tenant Organizing Committee from 2023 to 2025, training nearly 300 volunteers in tenant organizing practices and contributing to the formation of 8 tenant unions during that period,

Whereas, some DSA chapters have developed model tenant organizing initiatives that have engaged DSA members in deep organizing at the building and neighborhood levels, built partnerships with existing independent tenant unions, and founded new tenant unions,

Whereas, the Housing Justice Commission has the capacity as a national body to continue the work of the Emergency Tenant Organizing Committee and to disseminate through this program successful tenant organizing methods developed in these chapters to DSA members nationwide,

Be it therefore resolved, DSA Affirms the Housing Justice Commission Statement on Social Housing as the foundation for our housing justice organizing. DSA categorically rejects so-called “market-based solutions” to the housing crisis that reify the ownership of land and shelter by landlords and private developers. We recognize social housing as defined by these 4 Principles without exception,

- Redistributed from Landowners
- Democratically Controlled
- Sustainable and High Quality
- Universally accessible

Be it resolved, DSA affirms that the purpose of our tenant organizing activities is to create and strengthen tenant unions led democratically by rank-and-file tenants and not NGOs. The Housing Justice Commission will incorporate training and technical assistance into the ETOC program to aid new tenant unions in developing points of unity and democratic processes consistent with a rank-and-file orientation.

Be it resolved, the HJC will work with chapters to create draft resolutions setting disclosure standards around tenant organizing work. These resolutions will set expectations around disclosing when a member is a landlord, works in real estate, or holds leadership roles in housing-related nonprofits when engaging in work or running for leadership in housing-related bodies.

Be it resolved, DSA recognizes the importance of language justice within the tenant movement by encouraging members to learn Spanish and other languages through the expansion of the HJC’s language exchange project. As a part of onboarding new members into DSA, DSA will ask members what languages they speak and the next membership survey will include a question on what languages members speak. The list of members who speak languages included in the language exchange project will be shared with the project leadership.

Be it resolved, DSA reauthorizes the Housing Justice Commission as a priority commission until 2027.

Be it resolved, HJC will create a nationwide “Socialists: Organize your workplace, Organize your Building” campaign that will educate DSA members on the importance of organizing both at work and at home. In doing so, members will commit to building independent, democratic, militant and class struggle oriented organizations of the working class. For those members with tenant unions already established in their neighborhoods, they will commit to joining and building their neighborhood tenant union.

Be it resolved, DSA will increase HJC’s capacity to support tenant organizing projects in all DSA chapters by:

- Completing a mapping assessment of tenant organizing capacity in DSA including

- Finding current chapters with tenant organizing working groups or projects specifically dedicated to organizing and supporting existing and new Tenant Associations and Tenant Unions
 - Asking new members what tenant union they are a members of during the join process
 - Asking members what tenant union they are a members of as part of any membership survey
 - Sharing this information with the HJC who will connect members to ETOC and/or existing chapter-based tenant organizing projects like NYC- DSA's Independent Working Class Organizing initiative (IWCO)
- Supporting outreach to chapters to gauge their interest in creating a tenant organizing project or working group. Create a learning space for chapters interested in building tenant organizing projects and those with existing tenant organizing projects to come together and learn how these projects are started, structured and implemented
 - The HJC will renew the ETOC training program for the next two years. HJC will expand mentorship and skill sharing opportunities available to ETOC cohort graduates by establishing a defined mentorship period of two months for graduating tenant unions. The HJC will create a routine office hours program for tenant organizers to share skills and strategies. The HJC will compile an accessible database of tenant organizing trainings available to all ETOC graduates.