

# **AFR** Americans for Financial Reform

Honorable Member  
United States Senate  
Washington, DC 20510

June 27, 2025

Dear Senator:

The undersigned housing, worker, consumer, and civil rights organizations write to express our strong support of the [HOPE \(Humans Over Private Equity\) for Homeownership Act](#). As U.S. families face an unprecedented cost-of-living crisis, corporate landlords, hedge funds, and private equity firms continue to [profit heavily](#) from buying up single-family homes, [mistreating their tenants](#), and pushing too many would-be first-time homeowners out of the market. Right now, corporate investors own [more than 700,000](#) single-family rental homes nationwide, with significantly greater concentration in certain regions. For example, this month a new study found that an astounding [30 percent](#) of single-family homes in the Atlanta metro area are owned by investors.

The HOPE for Homeownership Act, introduced by Senator Jeff Merkley and Rep. Adam Smith, would penalize hedge funds that hoard single-family homes, requiring corporations, partnerships and real estate investment trusts to either sell all the single-family homes they own over a 10-year period or face steep taxes. The bill establishes a new tax penalty of 15% of the sale price (or \$10,000, if greater) for hedge funds buying additional single-family homes, takes away depreciation and mortgage interest tax breaks, and imposes a new \$5,000 per home tax penalty for hedge funds failing to fully sell off their currently owned single-family homes each year over a 10-year period.

Today, [half of all tenants](#) spend over 30% of their income on rent, with 27% spending over 70% of their income on housing costs alone. That means saving for a downpayment is extremely difficult, especially with [the average U.S. home sales price](#) surpassing \$500,000, up 32% from 2020. Unfortunately, private equity firms and other corporate landlords, flush with cash, can easily outbid and outcompete homebuyers who require mortgage financing and must contend with high interest rates in addition to steep downpayments.

We believe that housing is for people, not corporations, and should not serve as profit machines for billionaires. We respectfully urge you to support the HOPE for Homeownership Act.

Sincerely,

Americans for Financial Reform

AFT

The Center for New York City Neighborhoods

Consumer Action

Integrated Community Solutions, Inc

MHAction

MICAH- Metropolitan Interfaith Council on Affordable Housing

National Housing Law Project

National Consumer Law Center (on behalf of its low-income clients)

Open Markets Institute

Our Spring Lake Store, LLC

Private Equity Stakeholder Project

Take On Wall Street