

The Honorable John Thune
Majority Leader
U.S. Senate
Washington, DC 20510

The Honorable Chuck Schumer
Minority Leader
U.S. Senate
Washington, DC 20510

February 26, 2026

Dear Leader Thune and Leader Schumer:

The undersigned organizations are pleased to express our support for the “American Homeownership Act.” This bill lays out a thoughtful approach to limiting institutional investors in residential rental housing, while still supporting the creation of affordable housing and investing in new construction to fill crucial gaps in our nation’s current housing crisis. Additionally, this bill is the first of its kind to not only address institutional investors in the single-family market, but also addresses the proliferation of private equity into multifamily rentals and manufactured housing communities. Institutional investors, ranging from large publicly traded companies to hedge funds, treat housing as an asset class, and treat a family’s most essential resource as another tool to line their pockets.

Between 2007 to 2010, 3.8 million homes were foreclosed as a result of the Great Financial Crisis.¹ These foreclosures and certain policy decisions presented an opening for large institutional investors, the effects of which we are still seeing today.² Institutional investors began purchasing foreclosed homes in bulk at auction, usually with an all-cash offer, and converting them into rental housing.³ By taking advantage of the depressed economic environment – low interest rates and a broad retreat by mortgage lenders – institutional investors for the first time became a dominant player in the single-family rental market. This pattern only grew during the pandemic. During the first quarter of 2022, investor purchases of single-family homes averaged 28 percent of all purchases.⁴ By 2022, the five largest investors owned 300,000 homes.⁵ But this story extends to multifamily housing and manufactured or mobile homes. Wall Street firms now own over 2.2 million apartments and are the largest landlords of mobile homes in America.⁶

¹ Dharmasankar, Sharada and Bhash Mazumder. Federal Reserve Bank of Chicago. “[Have borrowers recovered from foreclosures during the Great Recession?](#)” *Chicago Fed Letter*. No. 370. 2016.

² Kilgour, Laurel. American Economic Liberties Project. “[Capital Crunch: How the Fall of Local Finance and the Rise of Shareholder Primacy Warped Single-Family Homebuilding—And What to do About It.](#)” December 2025.

³ Government Accountability Office. “[Rental Housing: Information on Institutional Investment in Single-Family Homes.](#)” GAO-24-106643. May 2024 at 2.

⁴ Joint Center for Housing Studies of Harvard University. “[State of the Nation’s Housing.](#)” 2022.

⁵ National Low Income Housing Coalition. “[GAO releases report on Institutional investors in single-family rental housing.](#)” May 28, 2024.

⁶ Americans for Financial Reform Education Fund, MHAAction, and Private Equity Stakeholder Project. “[Private Equity Giants Converge on Manufactured Homes.](#)” February 2019; Private Equity Stakeholder Project. “[New analysis reveals private equity firms own at least 10% of all U.S. apartments.](#)” April 9, 2025.

The evidence is clear that this trend has not been good for renters. Housing owned by large investors tend to have larger rent increases, aggressive eviction practices, more hidden fees, and poor maintenance and repairs. Furthermore, these large investors tend to concentrate in local markets and snatch up a majority of rental housing in a given zip code or neighborhood, leaving renters with no other place to turn and raising antitrust concerns. This allows these corporate landlords to charge higher rents and get away scot-free with these abusive practices. They have also faced lawsuits and scrutiny for discriminatory behavior and price-fixing by using rent-setting algorithmic software, especially in multi-family rentals.⁷

The American Homeownership Act addresses these concerns, while still adding much needed funding to add new housing supply, supporting mission-driven and affordable housing developers, and getting homes in the hands of real people and away from corporations. This bill would do the following:

- End tax breaks for all corporate landlords who own 50 or more single family homes
- End tax breaks for private equity and hedge funds that own single-family, multifamily, and manufactured housing rentals
- Increase antitrust monitoring of residential real estate acquisitions for all corporate landlords
- Use the tax savings generated to fund housing construction and provide financial assistance for first-time and first-generation homebuyers
- Allow corporate owners who own federally-assisted housing properties that receive low-income housing tax credits to maintain their tax benefits
- Allow corporate owners who build new construction to retain their tax benefits
- Allow corporate owners who sell to non-profits and individuals to retain their tax benefits

The American Homeownership Act is a comprehensive bill that thoughtfully balances the dual goals of limiting the ability of Wall Street to turn housing into another financial product to gamble with while also addressing the housing supply crisis in this country.

For these reasons, we urge the Senate to consider and ultimately pass the American Homeownership Act.

Sincerely,

AFT
American Associations of People with
Disabilities (AAPD)
American Economic Liberties Project
Americans for Financial Reform

Center for Economic Integrity
Communications Workers of America (CWA)
Consumer Action
Consumer Federation of America
Consumer Watchdog

⁷ Bembridge, Ryan. "[Blackstone & other US corporate landlords accused of colluding to raise rents.](#)" *PropertyWire*. January 14, 2025.

Demand Progress
Grounded Solutions Network
Hip Hop Caucus
National Association of Consumer Advocates
National Community Reinvestment Coalition
National Consumers League
National Disability Institute
National Low Income Housing Coalition
Oregon Consumer League
Private Equity Stakeholder Project
Progressive Leadership Alliance of Nevada
Public Citizen
Rise Economy
SC Appleseed Legal Justice Center
The Academy of Financial Education
Transparency Task Force
Virginia Citizens Consumer Council