



October 30, 2025

Corporate Ownership of Housing

Policy Innovation and Organizing



Leah Hendey

Agenda and Housekeeping

- Welcome and Presentation
- Moderated Panel Discussion
 - Devin Culbertson, Grounded Solutions Network
 - Alexa DeRosa, Metropolitan Area Planning Council
 - Tara Raghuveer, Tenant Union Federation / KC Tenants
 - David Greenberg, Local Initiatives Support Corporation (Moderator)
- Audience Q&A
 - Please use the **Q&A box** to submit questions for the panelists as they arise during the webinar.
 - Today's webinar **will be recorded** and shared with attendees after the event. Both the slides and video will be available on the event page on Urban.org.

Two national networks: deep local roots and knowledge

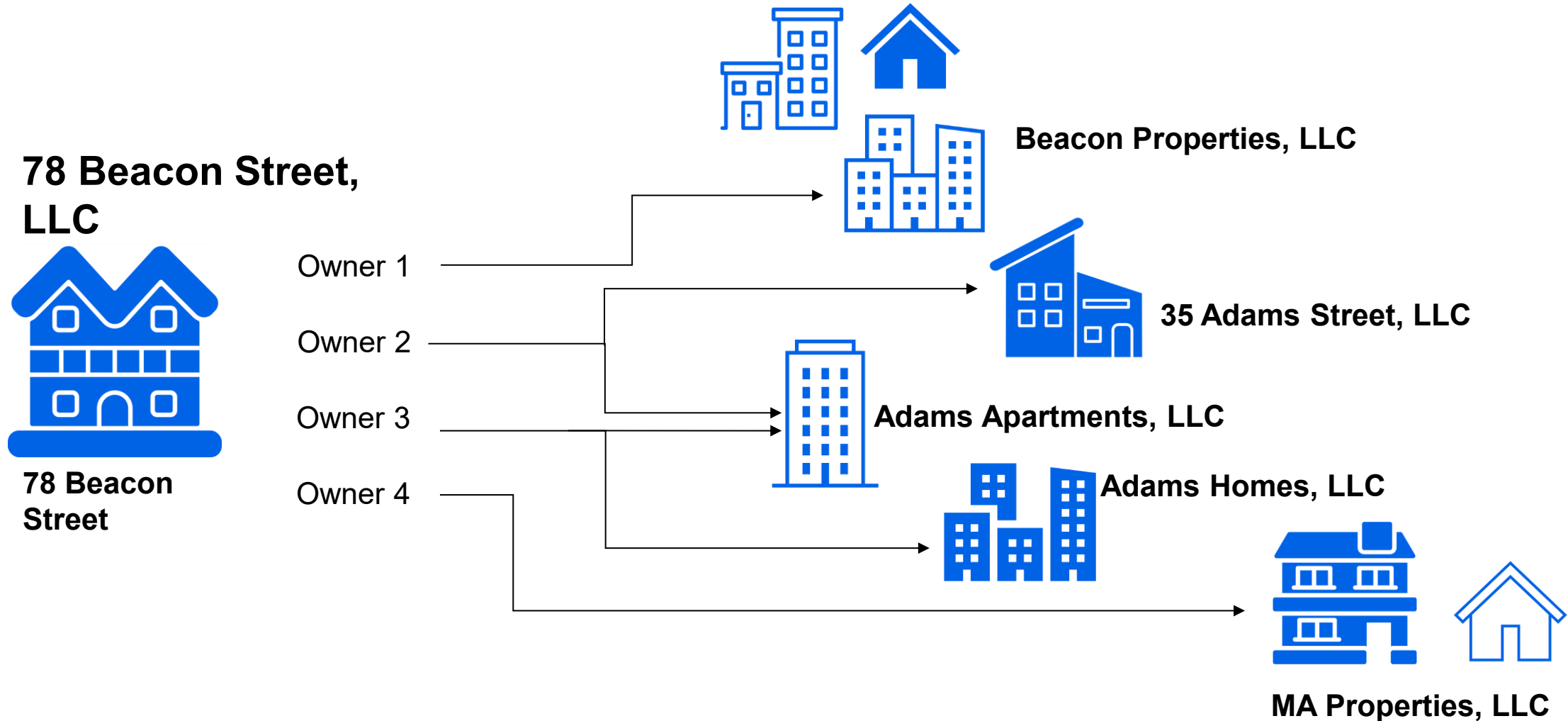


NATIONAL
NEIGHBORHOOD
INDICATORS
PARTNERSHIP

LSIC

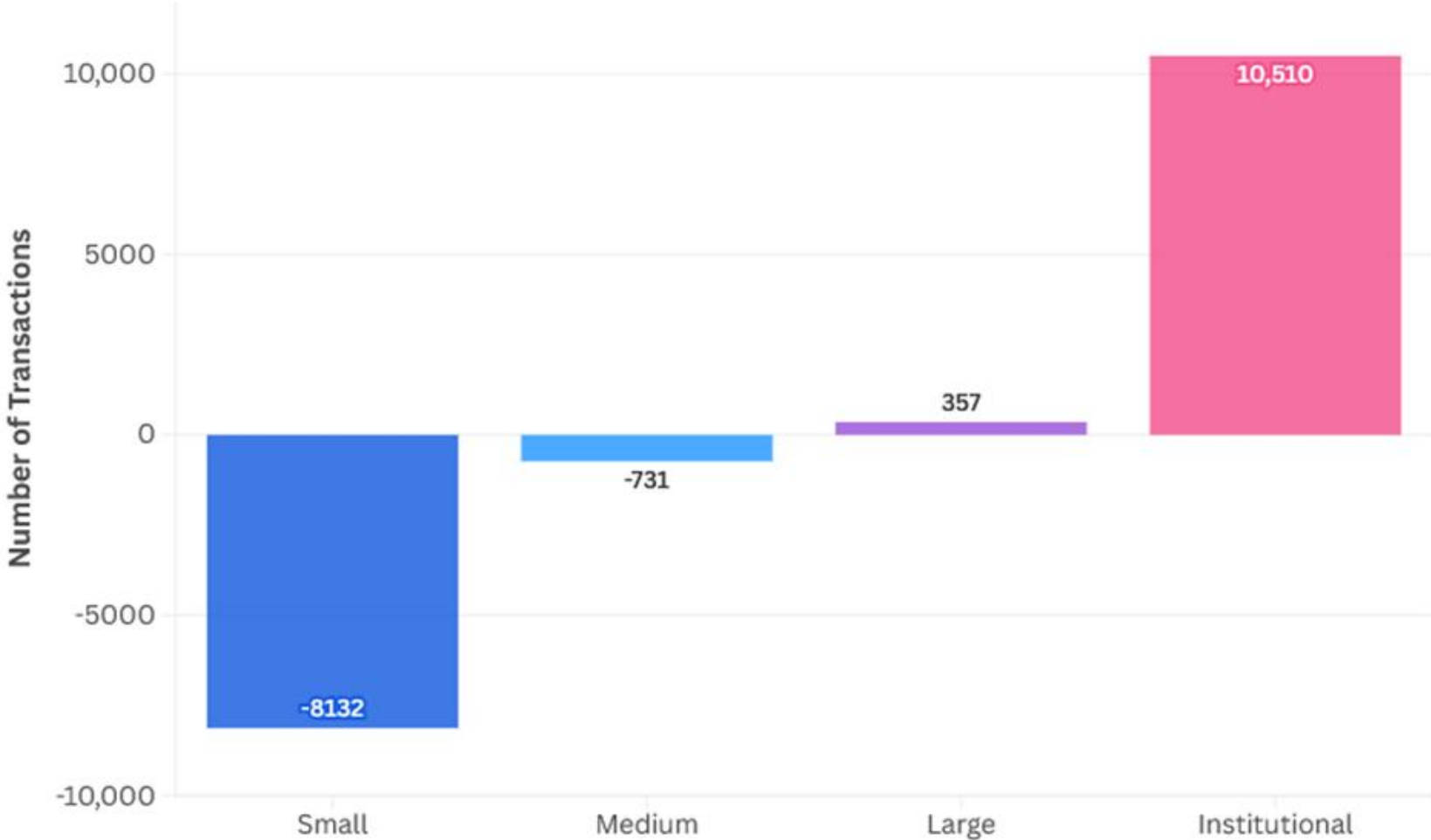
It's really hard to identify corporate owners.

LLC Ownership Opacity Problem



LLC ownership network analysis uncovers larger portfolios

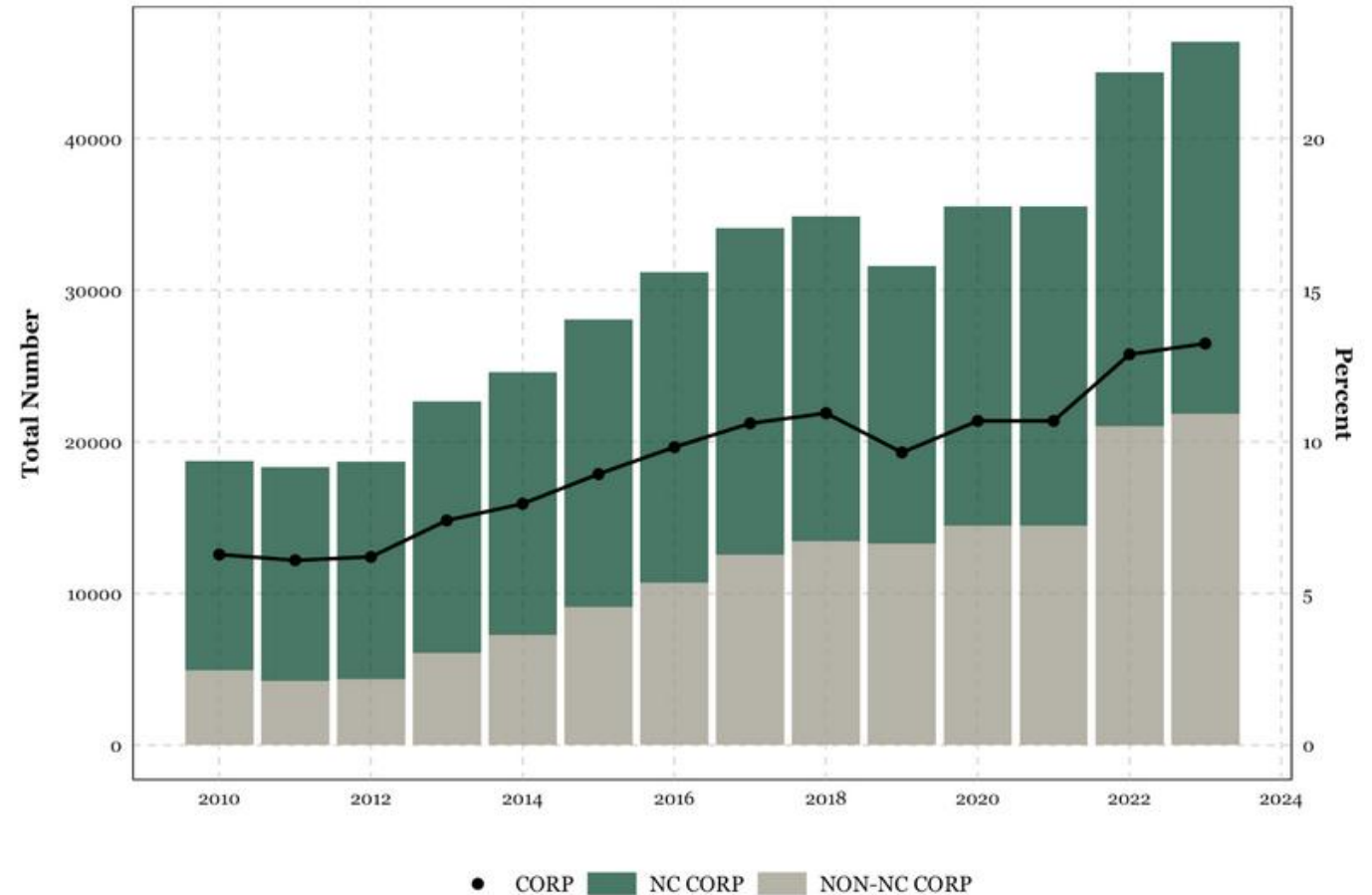
Change in Size Designation of Investor Transactions from Phase 1 to Phase 2 analysis



What do we know?

Corporate ownership of single-family housing is increasing

Number and percent of single-family homes owned by corporations in Mecklenburg County, 2010-23



Investors concentrate in certain neighborhoods

Hotspot map of mega investors in single-family rentals in Kansas City region

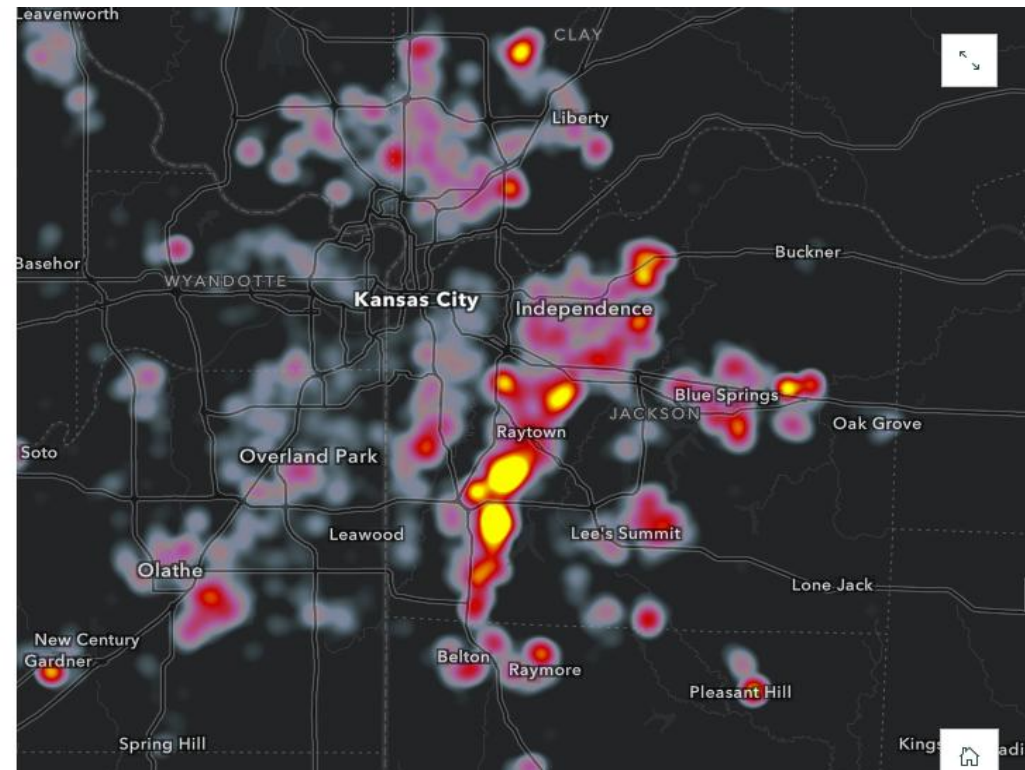
Mega Investors

Mega investor portfolios diverge significantly from other landlords with 10 or more properties. In comparison to other landlords, their investments are in census tracts in which the housing stock is newer with predominantly white households with higher incomes and levels of education.

Click the buttons below to toggle between the heat map of mega-investor owned SFR rental properties in the Kansas City region and maps highlighting census demographic information. Double-click to reset to all SFR 500+.

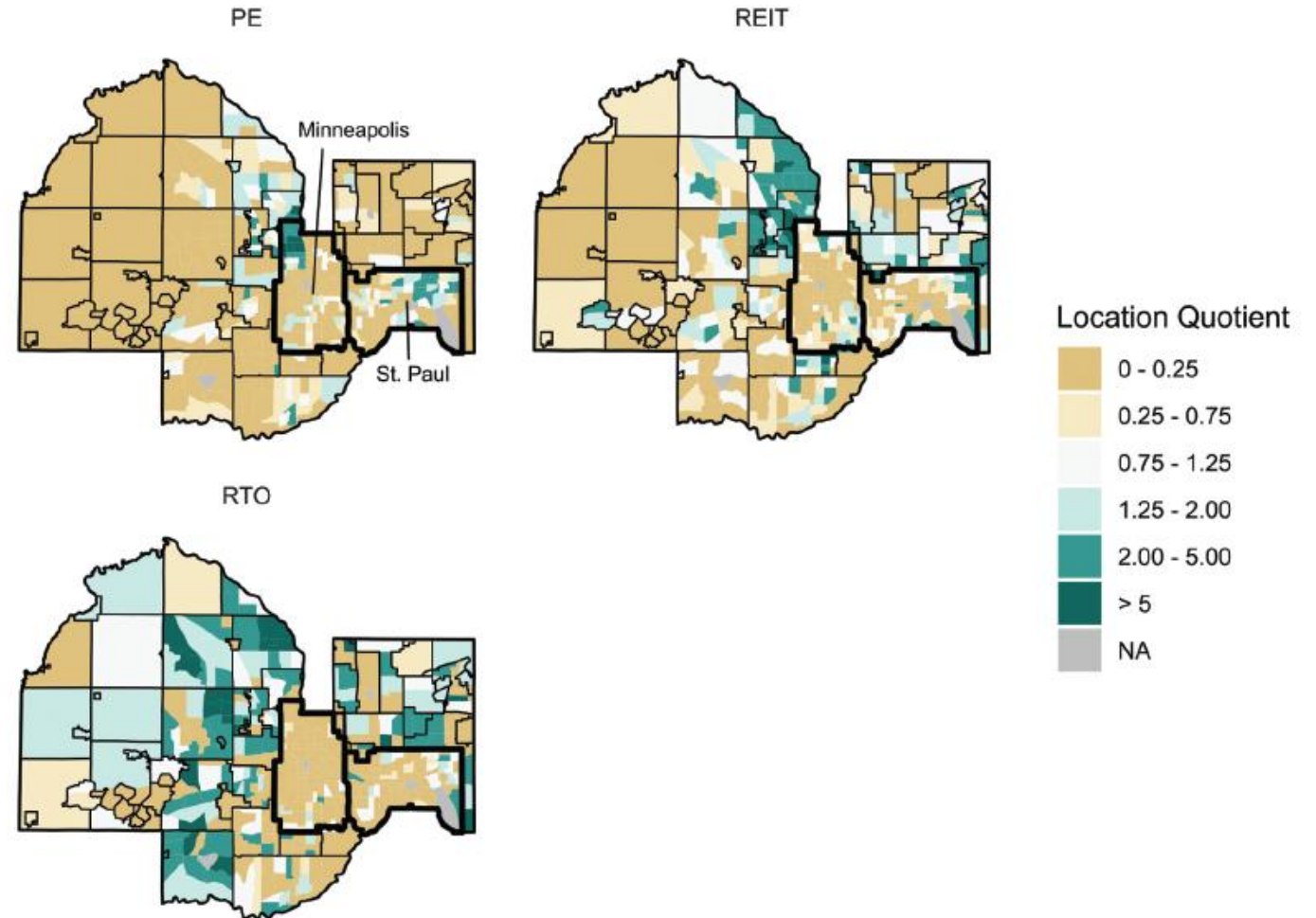
Census Tracts by Median Year Built

Census Tracts by Median Owner Costs



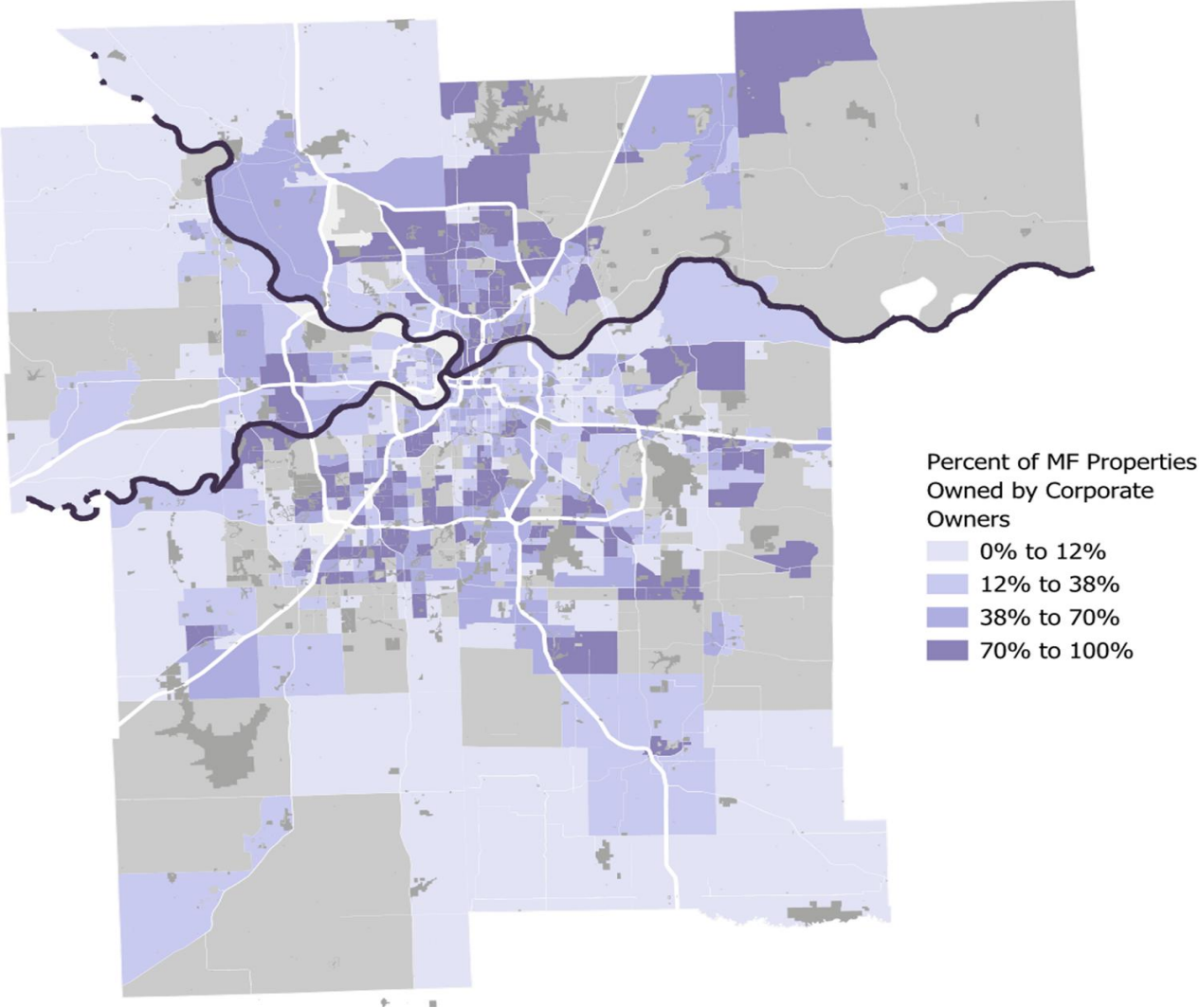
Location (& business model) vary by investor type

Location quotients for investor-owned single-family rentals by census tract in 2022 in Hennepin & Ramsey Counties



Corporate owners also own many multifamily properties

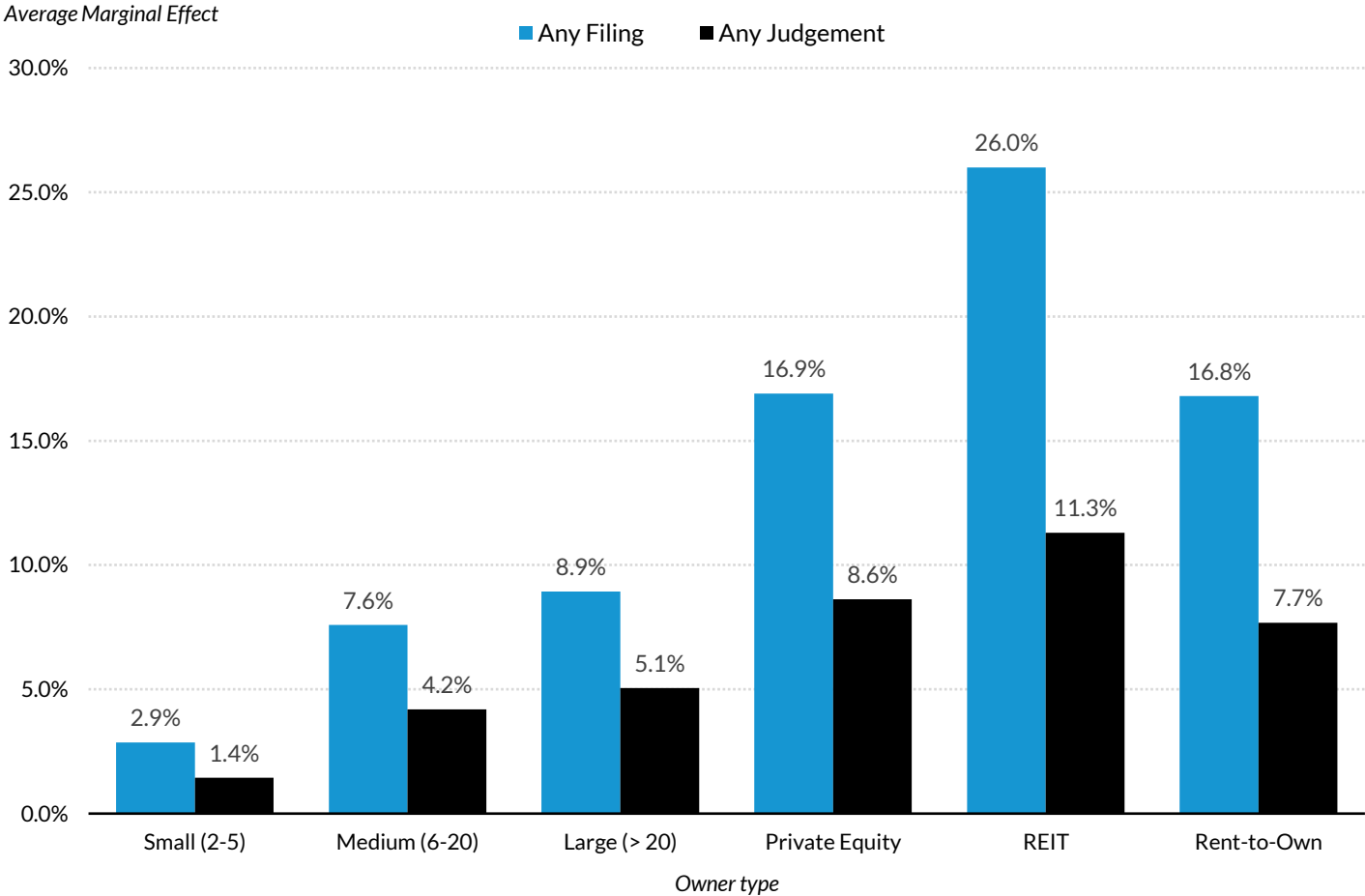
Share of multifamily properties with corporate owners, Kansas City region



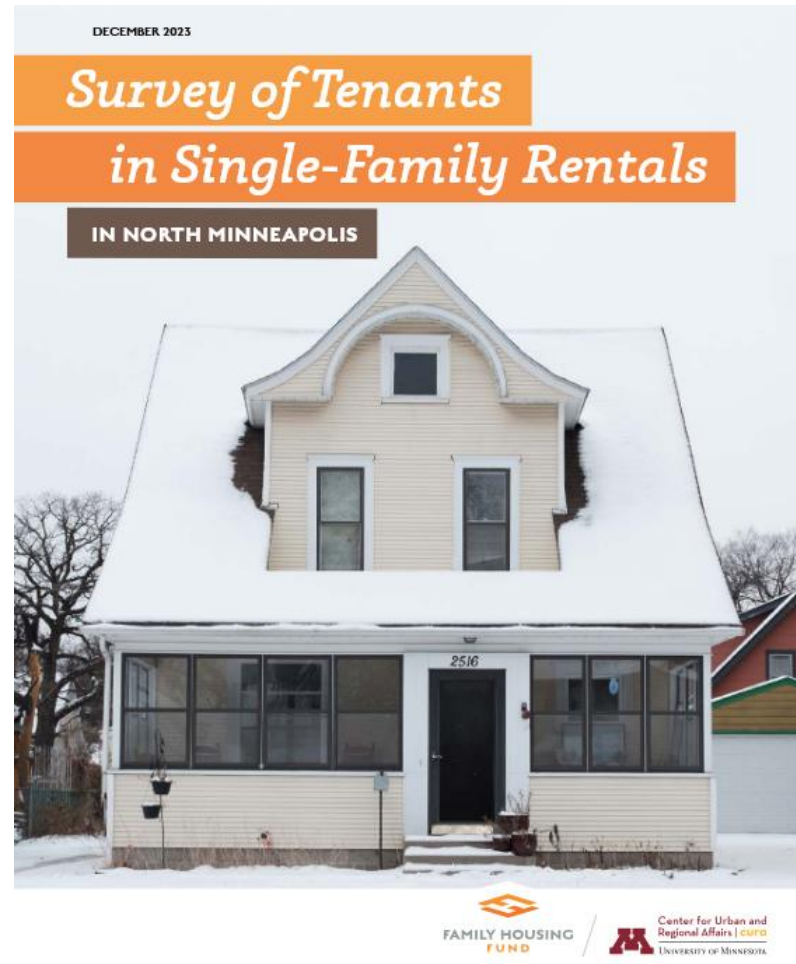
Why does it matter?

Twin Cities region: Larger & institutional investors evict more often

Average marginal effect for evictions outcomes relative to micro-owners in Hennepin & Ramsey Counties

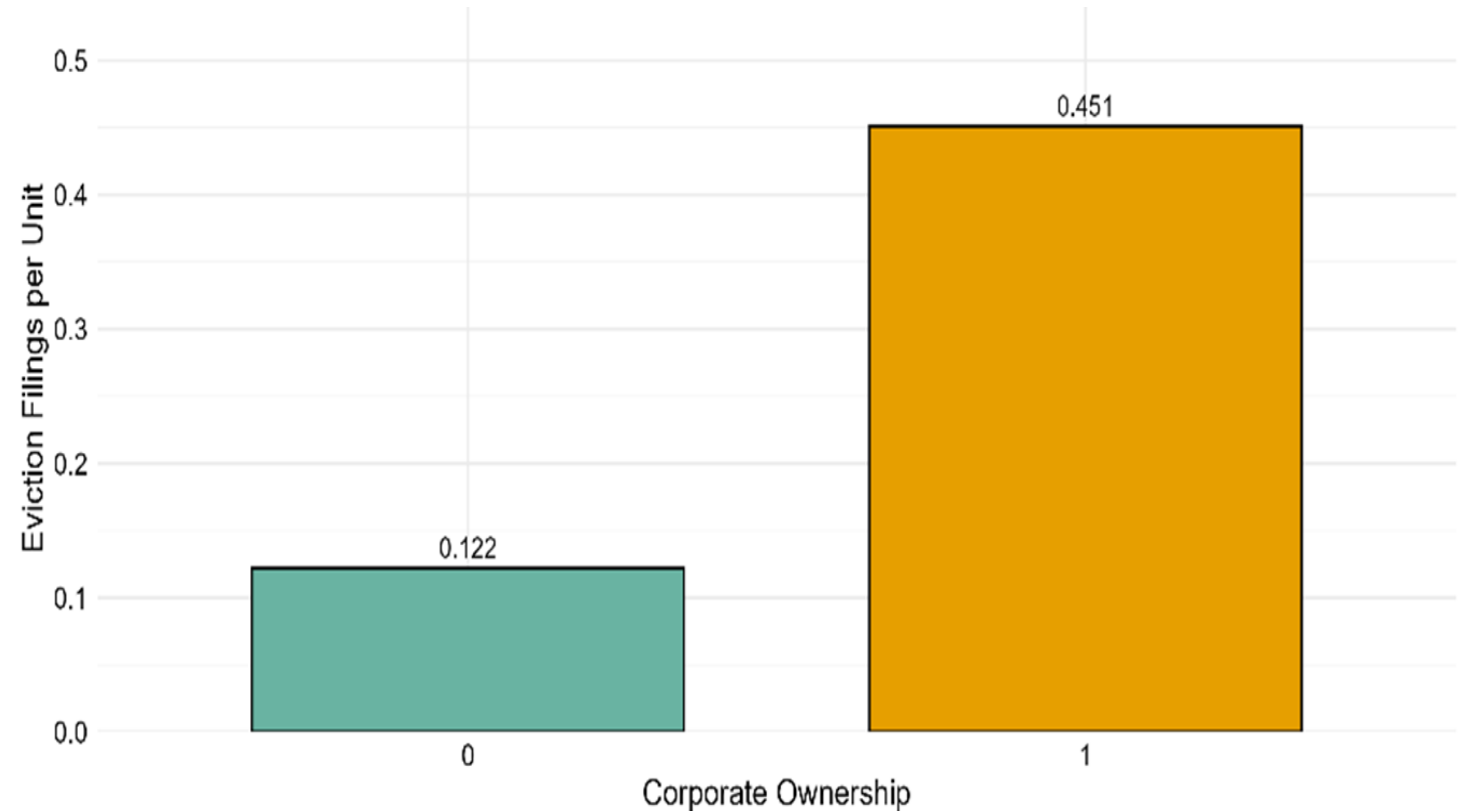


North Minneapolis – worse outcomes for tenants in SFR owned by large owners



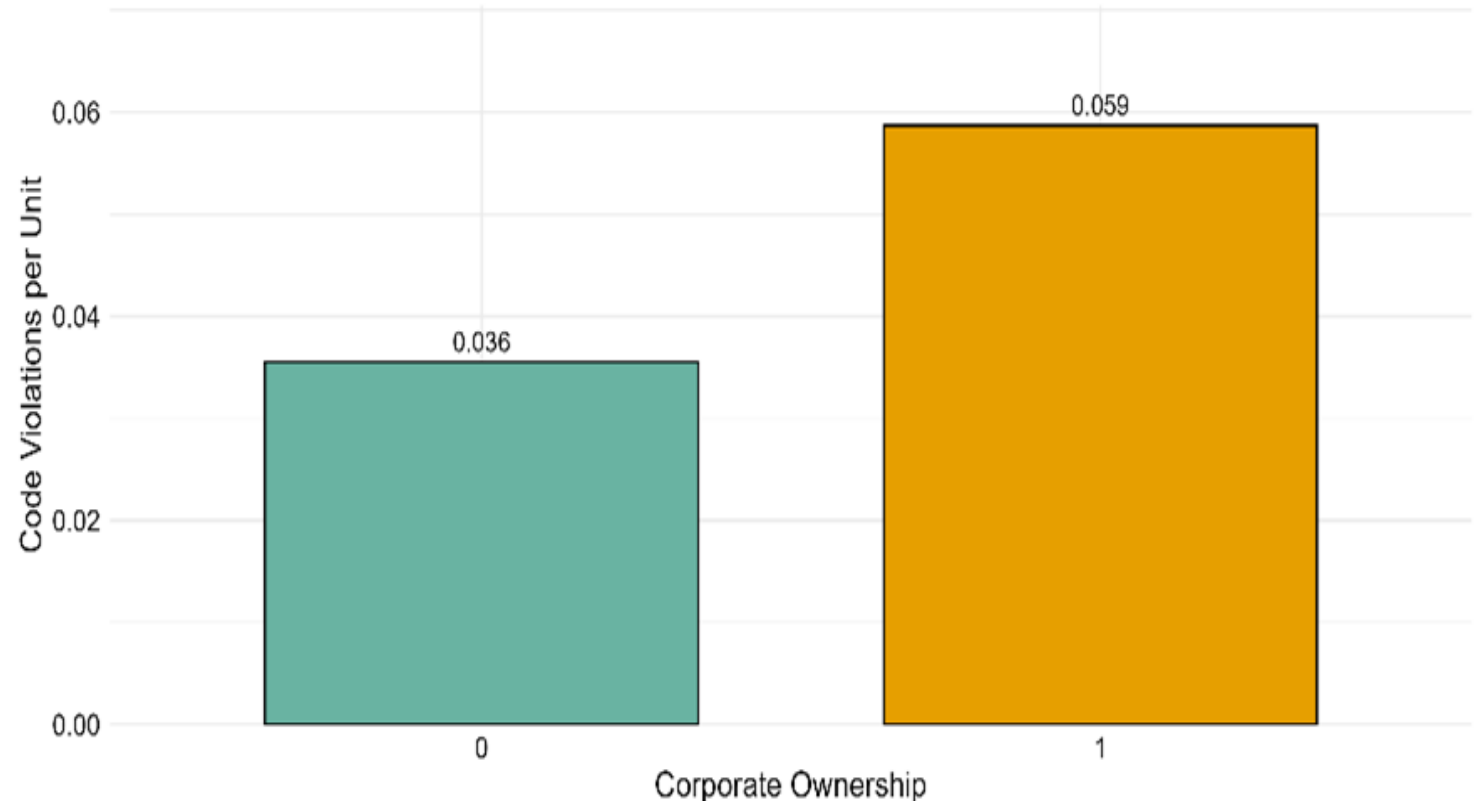
Kansas City, MO: Corporate owners file evictions at nearly 4x rate of non-corporate owners

Eviction filings per unit by owner type, Kansas City, MO 2018-2023

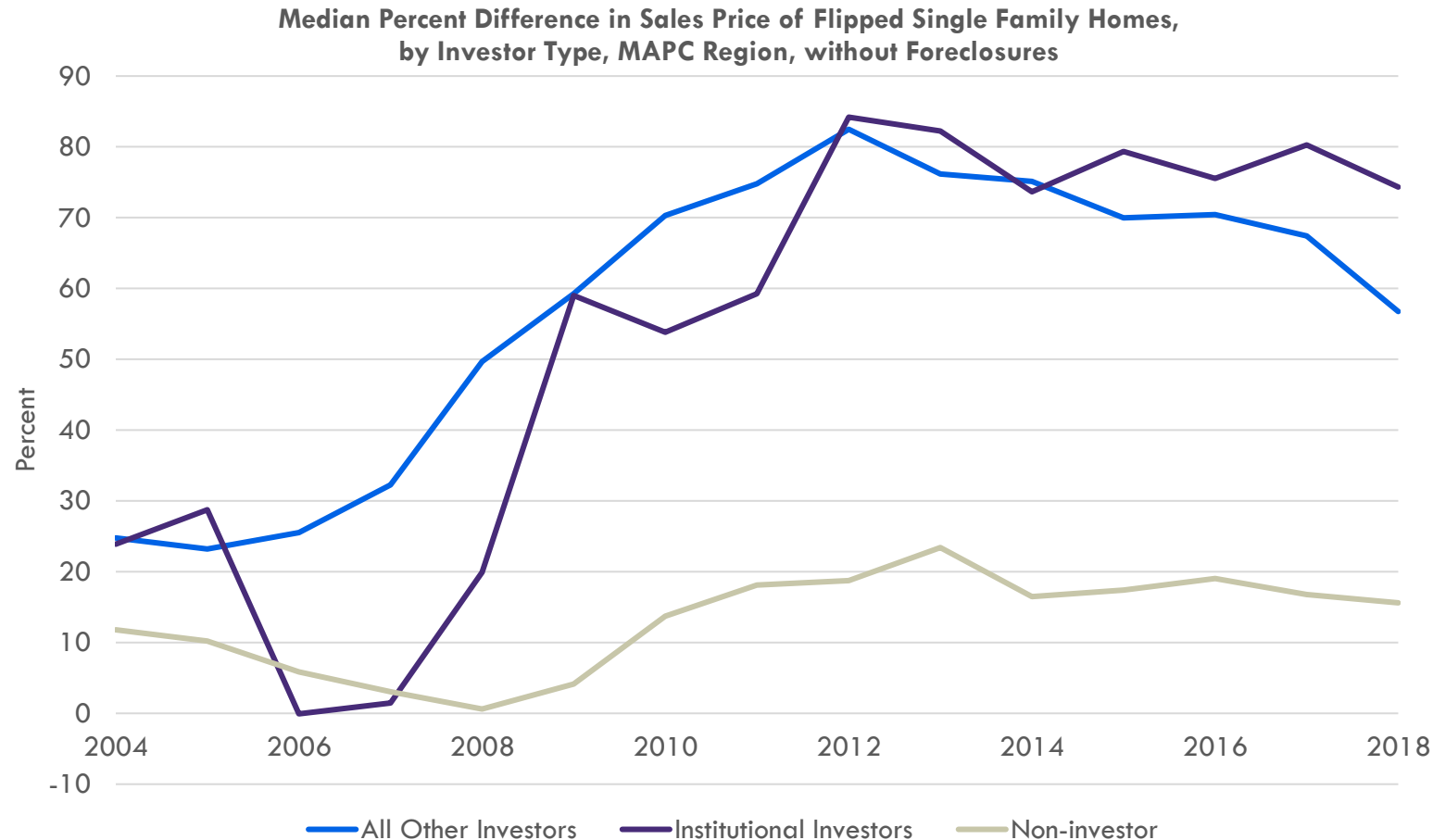


Kansas City, MO: Corporate landlords have 1.5x number of maintenance violations

Code violations per unit by owner type,
Kansas City, MO, 2018-2023



Boston region: Investors re-sell flipped properties for higher prices



What can be done?

Today's panel

- **David Greenberg, LISC (*moderator*)**
- **Devin Culbertson, Grounded Solutions Network**
- **Alexa DeRosa, Metropolitan Area Planning Council**
- **Tara Raghuv eer, Tenant Union Federation/
KC Tenants**

Wrap-up

- Video will be posted on Urban.org
- Resources and slides available as well.
- Take the survey via the link in the chat or QR code to provide feedback and improve Urban events!

