

THE STATE

OF THE NATION'S

The rent is too damn high. Across all 50 states, housing is the single biggest monthly expense for most poor and working people. This brief includes critical information about rents, affordable rental supply, rising costs for landlords, tenant wages, and more.

TENANTS

OCTOBER 2026



Today's housing market is a catastrophic failure, shaped by the relentless prioritization of those who make money from our homes.

Housing is one of the most central economic and political pain points in American life.

Today over 100 million Americans rent their homes. Among the tenant class, tens of millions face the same pressures: rising rents, displacement, deteriorating conditions, and diminishing control over one of our most basic needs.

Across all 50 states, housing is the single biggest monthly expense for most people, and the cost is growing each year. Rents outpace wages in every corner of the country. For tenants, the rent eats first; every rent increase is a threat to a tenant's ability to pay for medication, feed their children, and age with dignity. When families are forced to cut back on expenses, cutting back on housing is simply not an option.

As housing costs skyrocket, more and more Americans are tenants for life. Many tenants do not even have the means to afford a move between apartments when rents get too high or conditions get too dangerous. Meanwhile, homelessness has risen to record levels. People are homeless because the rent is too high.

For poor and working-class tenants, the housing crisis is also a crisis of unsafe and unhealthy living conditions. While tenants deal with leaky roofs, mold, pests, sewage backup, and poorly insulated homes, landlords take ever-larger shares of their monthly income in rent. American tenants are paying higher rents than they have ever paid for the worst conditions they have ever endured.

An entrenched system of real estate investors treats the housing market as a casino, placing bets on our homes. Their gamble only made sense because they could rely on passing ever-increasing burdens to their tenants in the form of rent hikes and deferred maintenance. Now, there is mounting financial distress in the rental housing market as over-leveraged landlords are unable to meet the expected

financial returns of lenders and investors. Without intervention, financial distress will worsen the crisis for tenants, as landlords try to make their math work by hiking rents and cutting back on reinvestment.

America faces a vast and growing shortage of affordable rental units. We are losing affordable units to rent hikes and neglect faster than we are building new ones. The little subsidized housing that does exist is stymied by decades of government austerity and privatization. New supply is not meeting the deepest need because the government has outsourced housing provision to the private market, with few strings attached. Meanwhile, the market-oriented housing supply interventions prop up the same class of investors that are pivoting to data center expansion, leaving the future of our homes and communities even more precarious.

The government's current approach to housing policy promotes profits for landlords over safety and stability for tenants. The Government Sponsored Enterprises, myriad federal tax breaks and loopholes, and profit-oriented affordable housing programs enable the market failure tenants encounter every day. Tweaks and tinkering to make it easier for the private sector to do business will continue to fail to meet the severity of this crisis.

In this context, housing costs have emerged as one of the most important issues for millions of voters heading into the 2026 election cycle. Tenants are struggling to survive, and the tenant movement is growing, organizing for a better future, and looking for political leaders who have tenants' backs.

Something has got to give. The findings in this report suggest a breaking point. The question isn't whether tenants will revolt, it's whether the revolt will be from a place of desperation, or from a place of power.

The American tenant movement is exploding. The Tenant Union Federation (TUF) is a national union of tenant unions, organizing tenants to wield power at a massive scale. Tenants are organizing, in mobile home parks and apartment buildings, in rural, suburban, and urban communities, to confront the steep bills and squalor endemic to the tenant condition. Tenants are organizing to flex both economic and political power. In the coming years, tenants will emerge as the protagonists of the affordability era.

This report is TUF's first attempt to compile the available facts and figures to further our understanding of the political and economic realities facing tenants – in other words, The State of The Nation's Tenants.

THE STATE OF THE NATION'S TENANTS

TENANTS

The number of tenants in the U.S. is increasing, and more and more people are tenants for life.

- As of the second quarter of 2026, there are 46.8 million tenant households, making up 35% of total households in the US.¹
- As of 2024, 55% of Black and 49% of Hispanic households are tenants, compared to 27% of white households.²
- 65% of people below the age of 35 are tenants, as are 39% of 35-44 year olds and 30% of 45-54 year olds.³
- 48% of tenant households are families.⁴
- 33% more Americans anticipate being lifelong tenants than just three years ago.⁵
- Rental households account for approximately 80% of household growth in 2025.⁶ The number of new tenant households jumped to 848,000 in 2024 and 898,000 in 2025.⁷

HOMELESSNESS

The number of people experiencing homelessness has reached record-high levels.

- Approximately 745,650 people were homeless in January 2025.⁸
- Over the last two decades, the number of homeless people in the United States has increased considerably, with nearly 100,000 more people experiencing homelessness in 2025 compared to 2007, when data were first reported.⁹
- As of 2023, 3.2 million people are “doubling up” to make ends meet, living in overcrowded homes with friends, family, or acquaintances.¹⁰
- The Government Accountability Office reports that median rent increases of \$100 per month were associated with a 9% increase in homelessness.¹¹

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2. Joint Center for Housing Studies of Harvard University, The State of the Nations Housing 2026, Appendix Table W-2: U.S. National-Housing Cost-Burdened Households by Demographic Characteristics, https://www.jchs.harvard.edu/sites/default/files/interactive-item/files/Harvard_JCHS_State_Nations_Housing_2026_Appendix_Tables_1.xlsx

3. Joint Center for Housing Studies of Harvard University, The State of the Nations Housing 2026, Appendix Table W-2

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6. Chandan Economics, “Renters now represent 80% of household growth,” Arbor.com, April 14, 2026, <https://arbor.com/blog/renters-now-represent-80-of-u-s-household-growth/>

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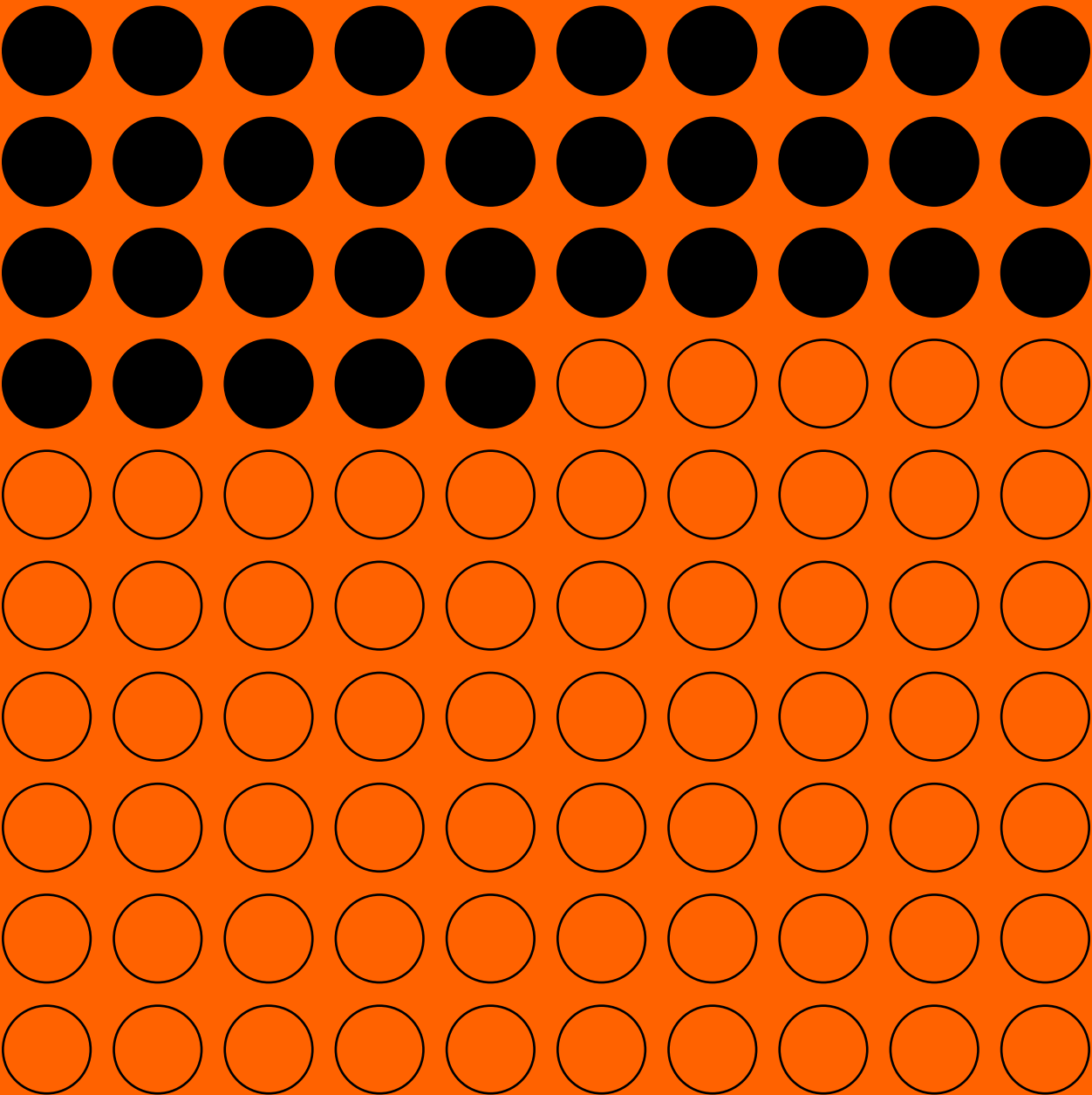
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1. Joint Center for Housing Studies of Harvard University, The State of the Nation's Housing 2025, 33.

WHERE TENANTS LIVE

Tenants live in every corner of the country, including major cities, suburbs, and rural areas.

- 26 of the country's largest 100 cities are tenant-majority.¹²
- 203 suburbs across America's 20 largest metros are now tenant-majority. Between 2018 and 2023, the number of tenant households increased faster in the suburbs than in the main city in five of the largest 20 metros, and 15 of these suburbs more than doubled their number of tenant households.¹³
- 27% of rural households are tenants.¹⁴
- Many tenants do not know who owns their home. Anonymous shell companies are listed as the owners of 24 million out of nearly 50 million rental units nationwide—approximately 48% of the market.¹⁵
- Between 2013 and 2023, the share of rental housing units with neither a manager nor owner living on site increased from 42% to 51%.¹⁶

RENTS

Rent is the biggest monthly expense for poor and working tenants.

- The average minimum-wage worker in the United States must work 116 hours per week—nearly three full-time jobs—to afford a modest two-bedroom rental home. To afford a modest one-bedroom rental home, they would need to work 97 hours per week, or 2.4 full-time jobs.¹⁷
- In 2024, tenants with incomes below \$30,000 had a median of only \$210 per month left over after paying rent and utilities – a record low.¹⁸
- Nearly two-thirds of working-age tenants cannot cover their non-housing necessities, including groceries and medicine.¹⁹
- Tenants have an all-time high cost burden. In 2024, 22.7 million renter households (or 49% of all renter households) were cost-burdened—meaning that 30% of their income was spent on rent and utilities—a figure that is 2.3 million more than in 2019.²⁰
- Black tenants are disproportionately impacted by rent hikes, with 56% of Black tenants paying more than 30% of their income on rent compared to 47% of white tenants.²¹
- 89% of cost-burdened tenants are low-income.²²
- In 2025, 20% of working-aged tenants could not fully pay their rent on time at least once during the year, up 17% from 2024.²³ Tenants with rental debt had an average outstanding balance of \$3,200.²⁴

12. U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates.

13. Andra Hopulele, "The Renter Suburb: Renters Outnumber Owners in 203 Suburbs in Largest US Metros," Point2Homes, June 2 2025, <https://www.point2homes.com/news/research/renters-outnumber-owners-in-203-suburbs.html>.

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15. U.S. Census Bureau, 2024 Rental Housing Finance Survey. Table Creator accessed October 10, 2026, <https://www.census.gov/data-tools/demo/rhfs/#/>

16. U.S. Census Bureau, 2023 American Housing Survey. Table Creator accessed October 10, 2026, <https://www.census.gov/data-tools/demo/rhfs/#/>

17. Esther Colón-Bermúdez et al., Out of Reach, 13.

18. Joint Center for Housing Studies of Harvard University, The State of the Nation's Housing 2026, 4.

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20. Peyton Whitney, "Housing Unaffordability Soared to New Highs in 2024," Joint Center for Housing Studies of Harvard University, February 4, 2026, <https://www.jchs.harvard.edu/blog/housing-unaffordability-soared-new-highs-2024>.

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22. National Low Income Housing Coalition, "The Gap: A Shortage of Affordable Homes," March 2026, <https://nlihc.org/gap>

23. Michael Karpman et al., "Renters Increasingly Struggle to Pay for Housing," Urban Institute, September 23, 2026, <https://www.urban.org/research/publication/renters-increasingly-struggle-pay-housing>

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The average minimum-wage worker in the United States must work 116 hours per week—nearly three full-time jobs—to afford a modest two-bedroom rental.

To afford a modest one-bedroom rental, they would need to work 97 hours per week, or 2.4 full-time jobs.

40-hour work week



97-hour work week needed to afford a one-bedroom rental



116-hour work week needed to afford a two-bedroom rental



1. Esther Colón-Bermúdez et al., *Out of Reach*, 13.

ASSISTANCE

Housing assistance for poor tenants meets only a fraction of the need.

- Ten million people in over five million households rely on federal rental assistance to pay rent.²⁵
- Only one in four eligible households receive federal rental assistance.²⁶ In 2022, just 57% of voucher holders successfully found and leased a home that met all the criteria of the program, after a median search of 78 days.²⁷ The average wait time to receive a voucher is 27 months.²⁸
- There are approximately 1.6 million tenants who live in public housing.²⁹ One in five public housing units are in rural areas.³⁰ Tenants who qualify for public housing wait an average of 1.5 years to move into their unit.³¹

MOVING

For most tenants, moving is not a viable option when facing a rent hike or unlivable conditions.

- Tenants pay a median application fee of \$50, though Black and Hispanic tenants pay a median \$65 and \$80 fee, respectively. A large majority (88%) of tenants pay a security deposit in addition to the first month's rent, with a median payment of \$700.³²
- About 40% of landlords made their screening criteria more stringent between 2020 and 2022. Almost 18% of landlords said they reject more than 75% of their applicants, and 56% reject at least 25% of their applicants.³³
- Homeownership is not an option for most tenants. The annual income needed by a typical first-time homebuyer skyrocketed from \$79,300 in 2021 to \$126,700 in 2025. This effectively priced out eight million tenant households with incomes between \$79,300 and \$126,700 and more than halved the number of income-eligible tenant households from one in three (14 million households) to one in seven (6 million households).³⁴

EVICCTIONS

Landlords evict millions of tenants every year, disrupting tenants' ability to live safely.

- Landlords file an estimated 3.4 million formal eviction cases annually.³⁵ In 2025, 144,000 landlords filed eviction cases.³⁶
- In 2024, 14.2 million tenants felt pressured to move because of rent increases.³⁷ Another 8.3 million tenants felt pressured to move by landlords not making repairs.³⁸

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33. Jung Hyun Choi, Laurie Goodman, and Daniel Pang, "The Real Rental Housing Crisis is on the Horizon," Urban Institute, March 11, 2022, <https://www.urban.org/urban-wire/real-rental-housing-crisis-horizon>.

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35. Sandhya Kajeepeta, Lauren O'Neil, and Kenya Cummings, "Forced Moves: How Rent Increases are Driving Evictions Across the Country," NAACP Legal Defense Fund, <https://www.naacpldf.org/forced-moves-how-rent-increases-are-driving-informal-evictions-across-the-country/>.

36. Grace Hartley, Preliminary Analysis: Eviction Filing Patterns in 2025, The Eviction Lab (Apr. 16, 2026), <https://evictionlab.org/ets-report-2025/>

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38. Id.

EVICTIONS CONTINUED

- An eviction threat is associated with a 19% increase in the risk of death, and an eviction judgement is associated with a 40% increase in the risk of death.³⁹
- Tenants with an eviction record have fewer housing options and are more likely to fall victim to extractive management strategies and health-harming conditions.⁴⁰

TENANT PROTECTIONS

Tenants who rent in the private market do not have federal protections, and city- and state-level protections vary widely.

- Only 11 states and 29 localities have protections to ensure landlords must prove good cause to evict a tenant.⁴¹
- Only six states and 15 cities allow tenants to pay back rent to stop an eviction.⁴²
- The majority of states (32) have laws that preempt local tenant protections, including rent stabilization, source of income discrimination, and, in some states, any laws relating to tenant-landlord relations. Landlords in these states, particularly in those who refuse to implement statewide protections, are unregulatable at the subnational level.⁴³

CONDITIONS

Poor and working-class tenants live in unsafe and precarious housing units.

- More than one in seven units in the American rental housing market have substantial quality issues, like broken windows or no heat.⁴⁴
- The median age of the rental housing stock is the oldest on record, with a median age of 45 years.⁴⁵
- Low-income households are disproportionately living in substandard conditions; 10% of renter households earning less than \$15,000 lived in inadequate housing in 2023, compared to 5.8 percent of those with incomes of \$75,000 or more.
- Approximately 19 million rental units (41%) need repair according to a 2024 analysis from the Federal Reserve Bank of Philadelphia.⁴⁶
- Substandard housing forces tenants to deal with asthma, respiratory distress, carbon monoxide poisoning, high blood pressure, heart disease, lead poisoning, and cancer, among others.⁴⁷

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42. National Low-Income Housing Coalition, "State and Local Tenant Protections Database."

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44. Ibid.

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THE RENTAL MARKET

RENT

After a period of historic inflation, the median rent across the 50 largest metros for a one-bedroom apartment is \$1,572.⁴⁸ Across the following metros, median asking rents for studios to two-bedrooms are:

● <u>New York</u> \$2,925	● <u>Los Angeles</u> \$2,796	● <u>Miami</u> \$2,290	● <u>Seattle</u> \$1,946	● <u>Sacramento</u> \$1,858
● <u>Hartford</u> \$1,846	● <u>Chicago</u> \$1,823	● <u>Denver</u> \$1,749	● <u>Richmond</u> \$1,504	● <u>Kansas City</u> \$1,401
● <u>Detroit</u> \$1,314	● <u>Louisville</u> \$1,231 ⁴⁹	● <u>Memphis</u> \$1,169		

RENT INFLATION

Rents are outpacing wages, and shelter costs remain a core driver of economy-wide inflation.

- According to the Consumer Price Index, rents rose 2.6% between November 2025 and September 2026.⁵⁰
- Since 2019, rent inflation has outpaced wage growth in 44 of the 50 largest metro areas in the United States.⁵¹
- While rent inflation has slowed nationwide over the last two years, it remains high in the Midwest. Chicago, the Twin Cities, Kansas City, Detroit, Indianapolis, and Columbus were all in the top 10 markets for year-over-year rent inflation as of January 2026.⁵²

SUPPLY

The new units coming online in the market do not address the deepest need—for *truly affordable* housing.⁵³

- There are 49 million rental units nationwide. Of those, 8.4 million are in 1–4 unit structures and 23.9 million are in multifamily structures.⁵⁴
- New rental supply peaked in 2024, with 608,000 new multifamily units completed, and remained high this year with another 488,000 units added to the market.⁵⁵

48. Jiayi Xu and Danielle Hale, “October 2025 Rental Report: U.S. Rents Fall 27th Month in a Row as Lower-Cost Metros Lead Demand Shift,” Realtor.com, November 18, 2025, <https://www.realtor.com/research/october-2025-rent/>.

49. Xu and Hale, “October 2025 Rental Report: U.S. Rents Fall 27th Month in a Row as Lower-Cost Metros Lead Demand Shift.”

50. U.S. Bureau of Labor Statistics, “Consumer Price Index for All Urban Consumers: Rent of Primary Residence in U.S. City Average,” Federal Reserve Bank of St. Louis, accessed February 20, 2026, <https://fred.stlouisfed.org/series/CUSR0000SEHA>.

51. Kenny Lee, “Rents Grow Faster Than Wages Across the US—and NYC Feels the Brunt,” StreetEasy, May 7, 2024, <https://streeteasy.com/blog/rents-grow-faster-than-wages-across-us-nyc/>.

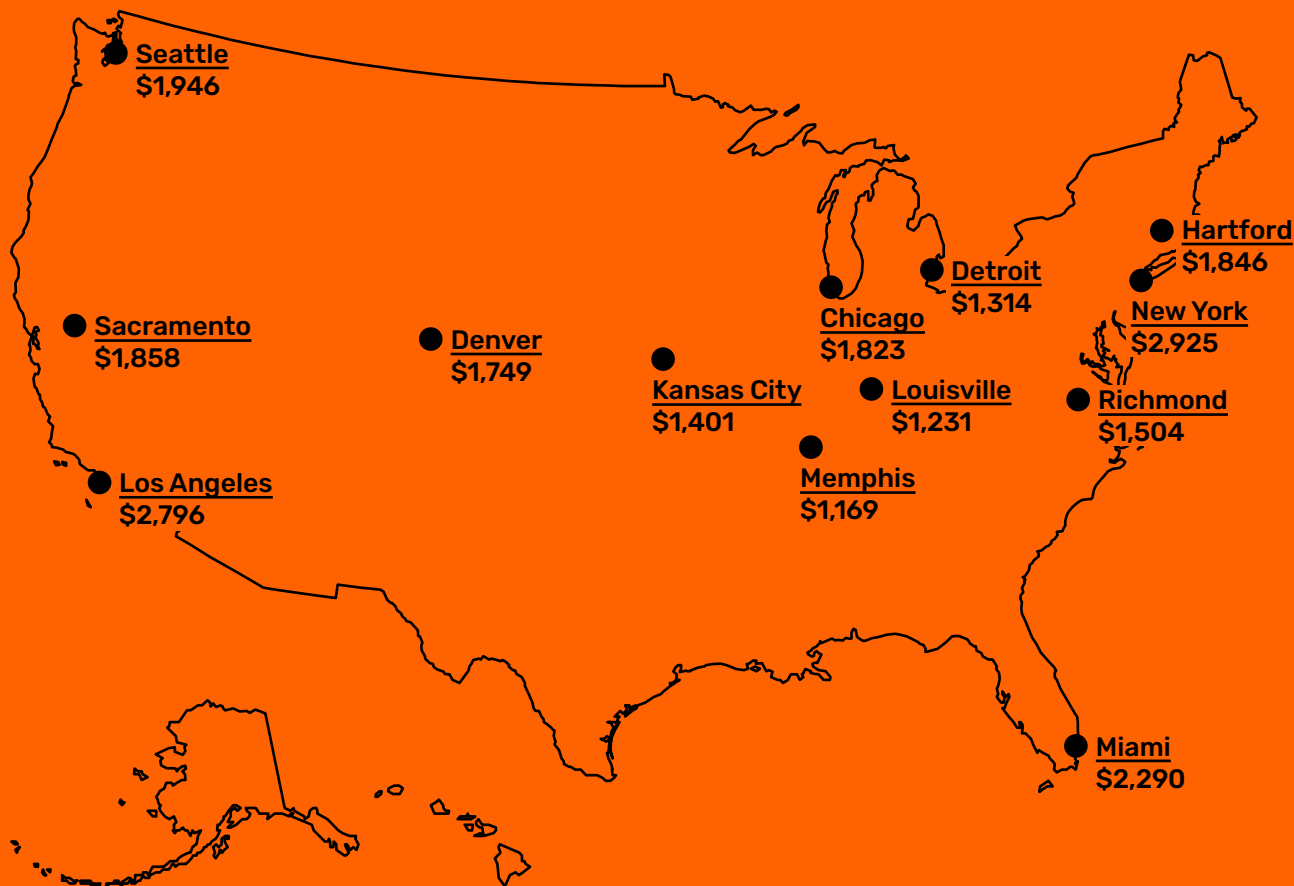
52. Claudia Tiganescu, “National Multifamily Housing Report – January 2026,” Yardi Matrix, Feb. 10, 2026, <https://www.yardimatrix.com/blog/national-multifamily-market-report/>.

53. Housing is defined as affordable if the monthly housing costs, combined, are 30% of the family’s (or household’s) monthly income. Any higher, and the family (household) is considered rent-burdened, or is severely cost-burdened when they spend more than 50% of their income.”

54. Joint Center for Housing Studies of Harvard University, “Larger Buildings Drive Rental Stock Increases (Harvard University, 2026),” <https://www.jchs.harvard.edu/larger-buildings-drive-rental-stock-increases>

55. Joint Center for Housing Studies of Harvard University, “America’s Rental Housing 2026 (Harvard University, 2026),” 2, https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_Americas_Rental_Housing_2026.pdf

After a period of historic inflation, the median rent across the 50 largest metros is \$1,572 for a one-bedroom apartment.



1. Jiayi Xu and Danielle Hale, "October 2025 Rental Report: U.S. Rents Fall 27th Month in a Row as Lower-Cost Metros Lead Demand Shift," Realtor.com, November 18, 2025, <https://www.realtor.com/research/october-2025-rent/>.

SUPPLY CONTINUED

- The median asking rent for apartments completed in the second quarter of 2025 was \$1,860, affordable to a household earning \$74,400 annually.⁵⁶
- Multifamily construction starts fell 25% in 2024 to just 354,000 units, on top of a 14% decline in 2023.⁵⁷ As of January 2026, year-over-year multifamily starts have declined by their largest amount since September 2021.⁵⁸
- There is a shortage of 7.1 million affordable and available rental units for extremely low-income tenants. There is not a single state or major metropolitan area that has an adequate supply of housing at rents affordable for its lowest-income tenants.⁵⁹
- Only 12.6% of new apartment buildings built since 2020 are fully income-restricted.⁶⁰
- From 2014 to 2024, the market predominantly constructed luxury apartments. During this time period, the number of units renting for under \$1,000 per month dropped by 9.3 million. Units renting for \$1,400 to \$1,999 grew by 6 million, and units that cost \$2,000+ grew by 5.8 million.⁶¹
- While more money has been spent building multifamily housing than building data centers this year, construction spending on data centers is rapidly accelerating, up 64.5% since last year, compared to multifamily construction which is down 5.6%.⁶²

OPERATING COSTS

Operating costs are rising as distressed housing stock interacts with climate and political shocks.

- Insurance costs grew 26% for rental units between 2024 and 2025.⁶³
- The cost of completing repairs and maintenance increased by 12% between 2024 and 2025.⁶⁵
- Despite rising operating costs, net operating incomes for landlords increased by 4.3% in 2025.⁶⁶
- Approximately 40% of the U.S. rental stock is located in areas exposed to severe climate-related hazards like hurricanes, floods, and wildfires.⁶⁷

56. Joint Center for Housing Studies of Harvard University, America's Rental Housing 2026, 23.

57. Joint Center for Housing Studies of Harvard University, The State of the Nation's Housing 2025, 5.

58. Urban Institute, Housing Finance at a Glance: A Monthly Chartbook (Urban Institute, 2026), 5, <https://www.urban.org/sites/default/files/2026-02/January%20v4.pdf>.

59. Esther Colón-Bermúdez et al., Out of Reach: The High Cost of Housing 2025 (National Low-Income Housing Coalition, 2025), 17, <https://nlihc.org/oor>.

60. Florin Petrut, "Record Year for Affordable Housing Construction—Seattle leads the nation," RentCafe.com, January 27, 2026, <https://www.rentcafe.com/blog/rental-market/market-snapshots/affordable-housing-construction/>.

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62. U.S. Census Bureau, "Constructing Spending - Data," <https://www.census.gov/construction/c30/data/index.html>; Derek Thompson, "The 26 Most Important Facts about AI and the Economy," [derekthompson.org](https://derekthompson.org/chart-sourced-to-economist-jason-furman), chart sourced to economist Jason Furman, <https://www.derekthompson.org/p/the-state-of-ai-in-2026in-26-charts>

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FINANCIAL DISTRESS

Financial distress is increasing nationwide as rental market speculators confront high interest rates and a changing market.

- The 30-day delinquency rate on commercial mortgage-backed securities (CMBS) rose to 8% in September 2026, the highest rate since November 2020.⁶⁸ Multifamily loan delinquencies are at their highest rates since the 2008 global financial crisis.⁶⁹

- Fannie Mae and Freddie Mac multifamily delinquency rates steadily increased since 2023, with 0.6% of Fannie Mae and 0.51% of Freddie Mac multifamily loans currently seriously delinquent.⁷⁰

- Multifamily distress is concentrated in major cities in the Sun Belt, which have been the site of real estate speculation over the last half-decade.⁷¹

- By 2028, approximately \$750 billion of multifamily debt will mature into this distressed market.⁷²

- Mortgage rates have climbed from less than 2.7% in 2020 to over 7.4% as of October 2026.⁷³

OWNERSHIP AND MARKET CONSOLIDATION

Large corporate landlords are buying rental homes and colluding to hike rents.

- In 2024, 48.5% of all units surveyed were owned by a corporate entity (LLC, LLP, LP, GP REIT, or RE Corporation), compared to 46.6% in 2021, 45% in 2018, and 40.4% in 2015.⁷⁴

- Data from the National Multifamily Housing Council shows that the top 50 landlords in the United States own a collective 2.5 million housing units nationally.⁷⁵

- Approximately 10% (or 2.2 million) of all rental units are owned by private equity firms.⁷⁶

- 1.4 million rental units have been acquired by private equity firms since 2018.⁷⁷

- The single largest U.S. landlord, Blackstone, owns almost 350,000 units of rental housing in the United States.⁷⁸

- Across markets, corporate landlords and large institutional landlords file evictions at higher rates and charge higher rents than non-corporate owners.⁷⁹

- According to the Department of Justice, RealPage rent-setting software is used by at least 25% of landlords, though some estimate that the firm controls up to 80% of market share.⁸⁰

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ROLE OF THE FEDERAL GOVERNMENT

The federal government primarily intervenes in the rental market to promote liquidity for landlords, and has taken a posture of austerity related to subsidized housing.

- Congress has not provided sufficient funding for public housing or the Housing Choice Voucher program for eligible households. The average household waits almost 2.5 years between applying for a voucher and leasing an apartment; in many places, the wait exceeds five years.⁸¹
- The number of public housing units has fallen by more than 250,000 since the mid-1990s due to long-term underfunding.⁸² The estimated cost to preserve the nation's public housing portfolio in 2025 dollars is now approximately \$170 billion nationwide.⁸³
- The Low-Income Housing Tax Credit (LIHTC) program is estimated to cost the federal government an average of approximately \$18 billion annually.⁸⁴ As of 2023, there were approximately 2.6 million units actively supported by the LIHTC program.⁸⁵ Nearly 500,000 LIHTC units are under threat of exiting the program as affordability requirements expire.⁸⁶
- The Government-Sponsored Enterprises (GSEs) Fannie Mae and Freddie Mac made \$176 billion in financing available to support multifamily loans in 2026.⁸⁷ The market share of multifamily loans financed through the GSEs increased from 21.6% in 2000 to 46.7% in 2022.⁸⁸ Today, GSE loan financing accounts for roughly half of the multifamily market.⁸⁹
- The government subsidizes homeownership and landlordship far more than it subsidizes tenants. For example, the Mortgage Interest Deduction costs the federal government approximately \$30 Billion annually in forgone revenue.⁹⁰

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THE TENANT VOTE

The housing crisis is motivating voters at the ballot box. Recent polling shows that the majority of U.S. residents believe that the government should take action to cap rents and improve housing affordability.

- Over 80% of voters are concerned about the rising cost of housing. Among renters, nearly 9 in 10 are concerned about rising costs, including 60% who are very concerned.⁹¹
- 68% of polled households have cut back on at least one expense in the past year to afford housing costs.⁹²
- Housing costs are the top political issue for young voters. Respondents ages 18 to 34 said it was their top issue, as did men between 18 and 49 years old.⁹³
- Latino voters remain highly concerned about housing: 47% of Latino voters say there is a lack of affordable rental housing and 40% cannot afford the rising cost of rent.⁹⁴
- More than 96% of 113 mayors found residents are very or extremely concerned about affordability, and they were almost unanimous in saying that housing costs are the biggest factor.⁹⁵
- 65% of renters – including a disproportionate number of Independents (71%) – say corporate landlords benefit more from the current administration’s housing policies than renters like themselves.⁹⁶
- Most Americans support government policies that would help make housing more affordable. Three-quarters (76%) of U.S. residents say there should be caps on rent increases.⁹⁷

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The Tenant Union Federation is a national union of tenant unions, organizing to wield power at a massive scale, to bargain for protections, to disrupt the flow of capital to those who commodify our homes, to secure alternatives to the current housing market, to guarantee housing as a public good, and to establish tenants as a political and economic class that cannot be ignored.