

Corporate  
Wealth

vs

Community  
Health

How corporate landlords'  
profit-seeking strategies  
harm health



# Language Justice

Language justice is the right we each have of communicating in the language in which we feel most powerful and it's rooted in a history of resistance by people whose voices have been silenced for generations.

We're practicing language justice today by using the Zoom interpretation feature.

You must choose a language unless you're fully bilingual!

## **To enable interpretation on your computer:**

Click on the globe at the bottom of screen  
Choose language  
Mute original audio (optional)

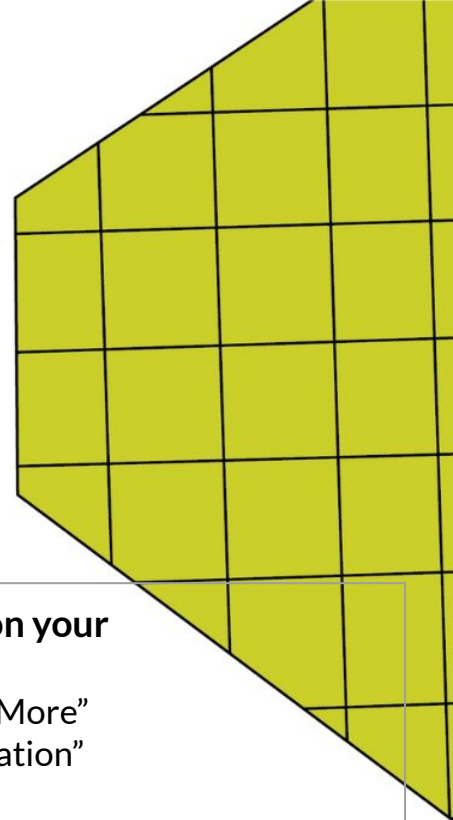
## **To view slides in your preferred language:**

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Choose language  
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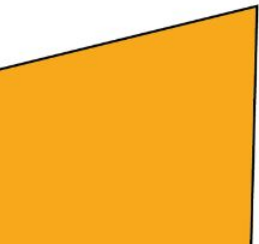
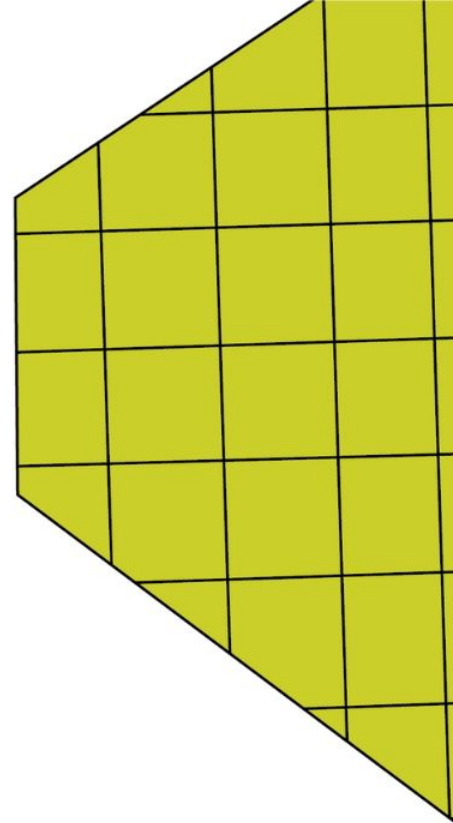
\*Simultaneous screen sharing is not available on mobile devices\*



# Land & Labor Acknowledgement

In the US' housing system, where housing is treated as a commodity for profit and not the basic human need it is ...

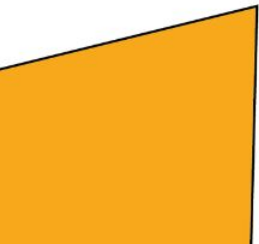
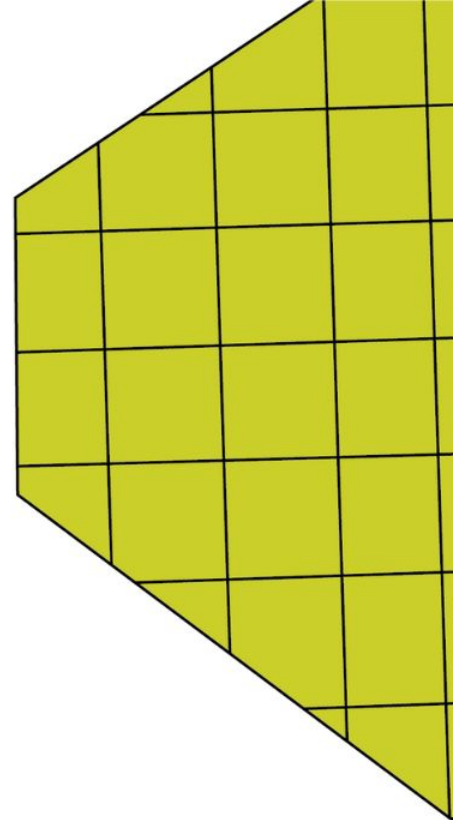
*We ask you to join us in recognizing Black, Indigenous, and People of Color communities [long before us and with us today] whose land and labor have been exploited to fuel selective wealth and create inequity and injustice in our access to home and health.*



# Human Impact Partners

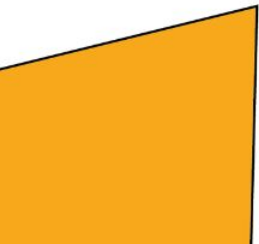
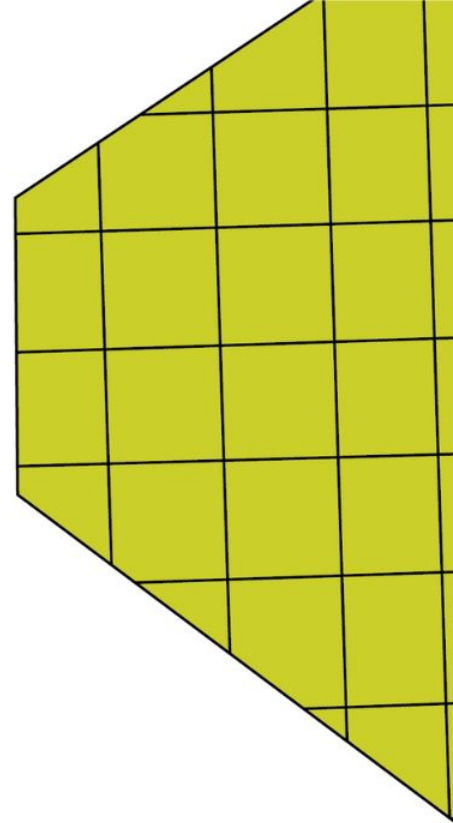
- Human Impact Partners transforms the field of public health to center equity and builds collective power with social justice movements
- Our Housing Justice program strategies:
  - Changing the frame
  - Building a new base of support
  - Bridging public health agencies and organizing

*A stable, affordable, quality home is necessary for our wellbeing and dignity*



# Webinar overview

- Introduction to Human Impact Partners and Right to the City's strategic partnership
- Summary of research findings
- Tenant story of corporate landlord harms
- Action agenda for local government
- Panel conversation with advocates in the field / Q&A from audience



# Right to the City

- About Right to the City
- HIP & RTTC's strategic partnership
- The needs of housing justice movements and tenants' daily experiences

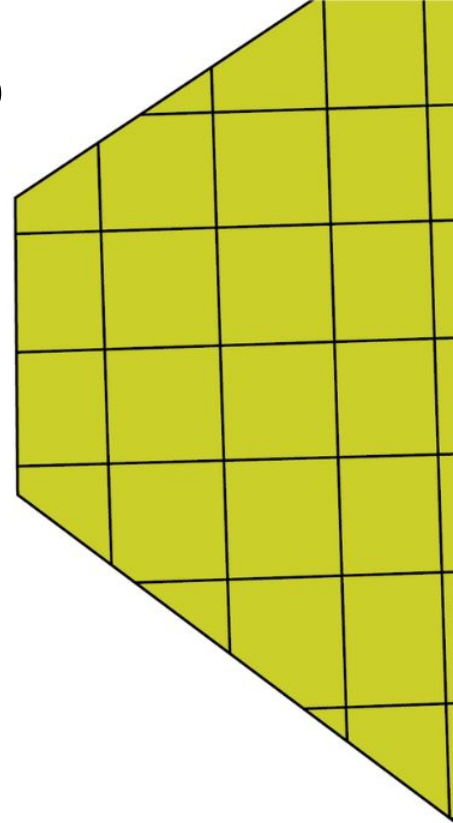


## **Corporate Wealth vs Community Health: How corporate landlords' profit-seeking strategies harm health**

- Acknowledgements
- Research methods
- Who are corporate landlords?
- Six profit-seeking strategies that harm health

# Strategy #1: Corporate landlords neglect upkeep

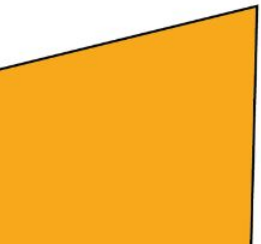
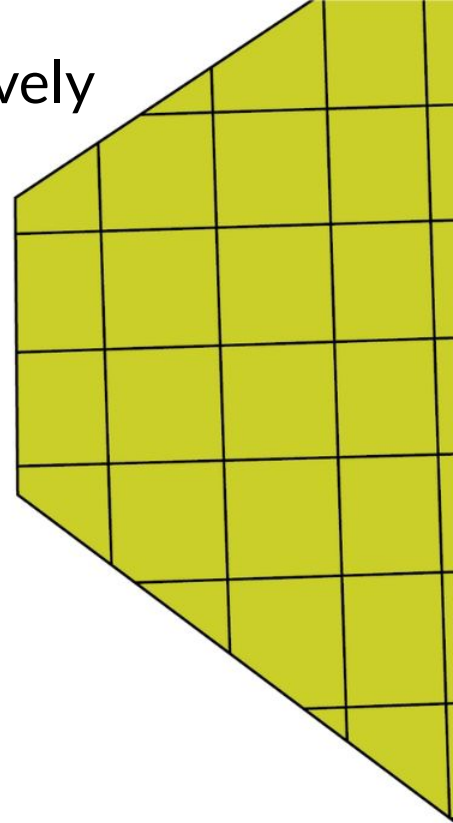
- Residents endure a multitude of poor housing conditions
- Community-based research matches data from code enforcement agencies, and public data does not reflect the magnitude of housing habitability issues
- Corporate landlords commit disproportionately greater housing code violations than smaller landlords
- Tenants are forced to address housing conditions on their own
- Housing code violations and poor housing conditions lead to poor health





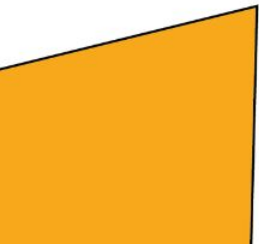
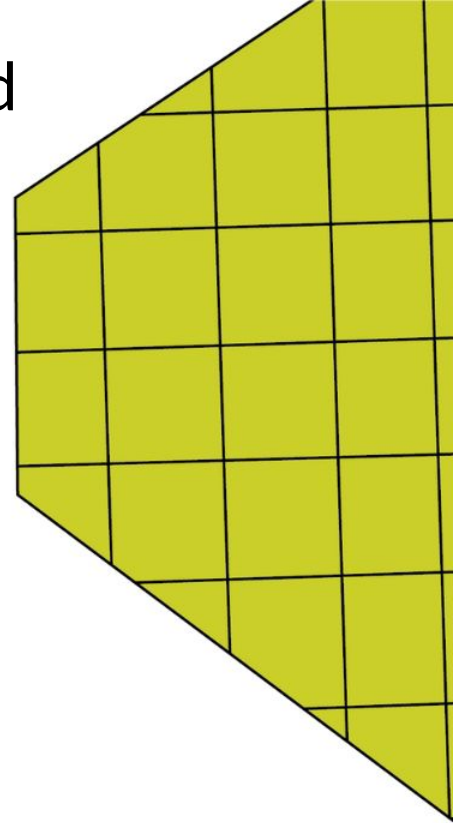
## Strategy #2: Corporate landlords file evictions aggressively

- Eviction is expensive for tenants - increasing monthly housing costs by 20%
- Corporate landlords engage in “serial eviction filing” and file for eviction at greater rates than smaller landlords
- These landlords also filed disproportionately against Black tenants, including during the COVID-19 pandemic
- Eviction has significant and lasting health effects, including houselessness and early mortality



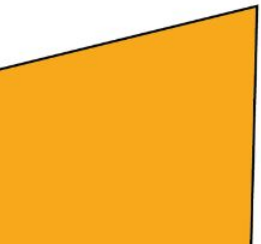
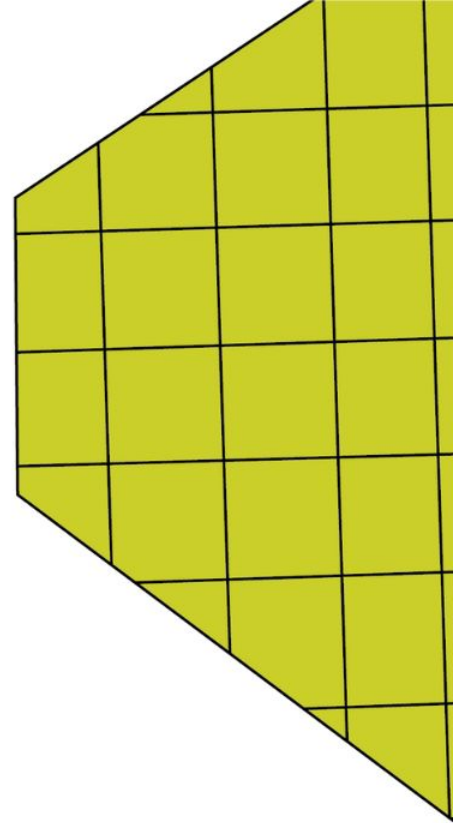
## Strategy #3: Corporate landlords hike up rent and charge ancillary fees

- Corporate landlords raise rent costs continuously, including during the pandemic, when they made record profits
- These landlords tack on various (new) fees and fines
- Residents sacrifice other basic needs in order to pay housing costs
- Rent burden creates stress and poor health for people and their families



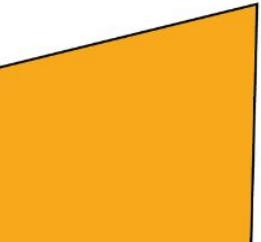
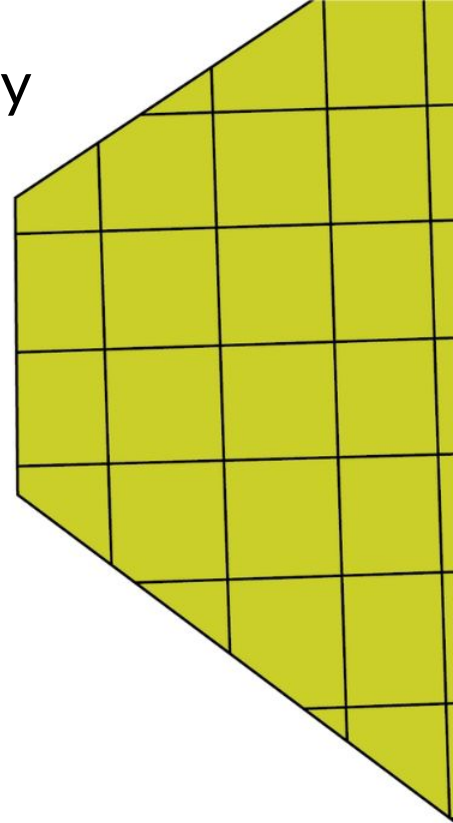
## Strategy #4: Corporate landlords evade taxes

- Research shows that corporate landlords have the means to avoid paying taxes, from local to federal levels
- When these landlords avoid their fair share of taxes, they take away funding that is important for public health, public education, and other public goods
- Corporate landlords are known to remove community amenities on their properties, which removes opportunities for social connection and cohesion



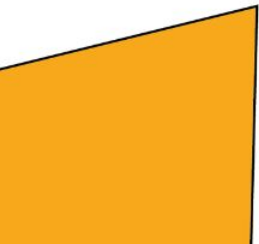
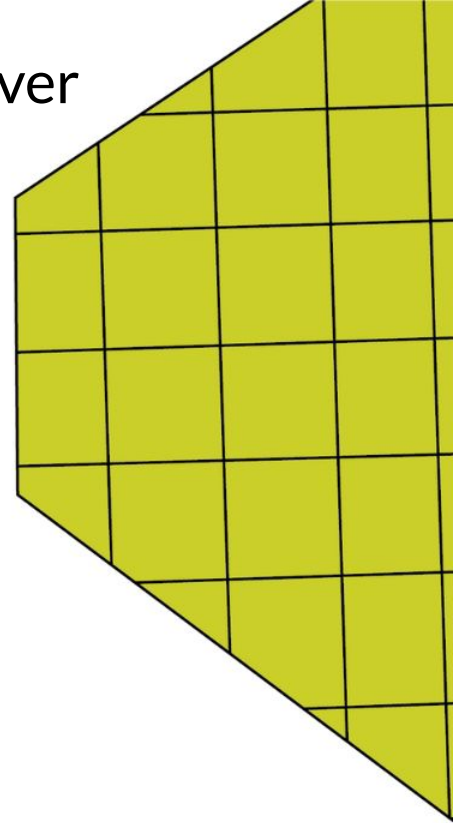
## Strategy #5: Corporate landlords dodge accountability

- Corporate landlords own many properties under various LLCs and LLC structure is associated with habitability issues
- LLC structures make it hard for government agencies to identify bad actors and hold them accountable for housing habitability issues
- Poor housing and health conditions persist under this corporate structure



## Strategy #6: Corporate landlords wield vast influence over policy and undermine democracy

- Corporate landlords use their power and resources to shape policy decisions in their favor, suppressing democracy
- Their strategies create stress and instability for individuals, families, and communities
- They strip away the power that government agencies have to protect the health of communities



# Irma Fabián

*Tenant Leader at Strategic Actions for a Just Economy*





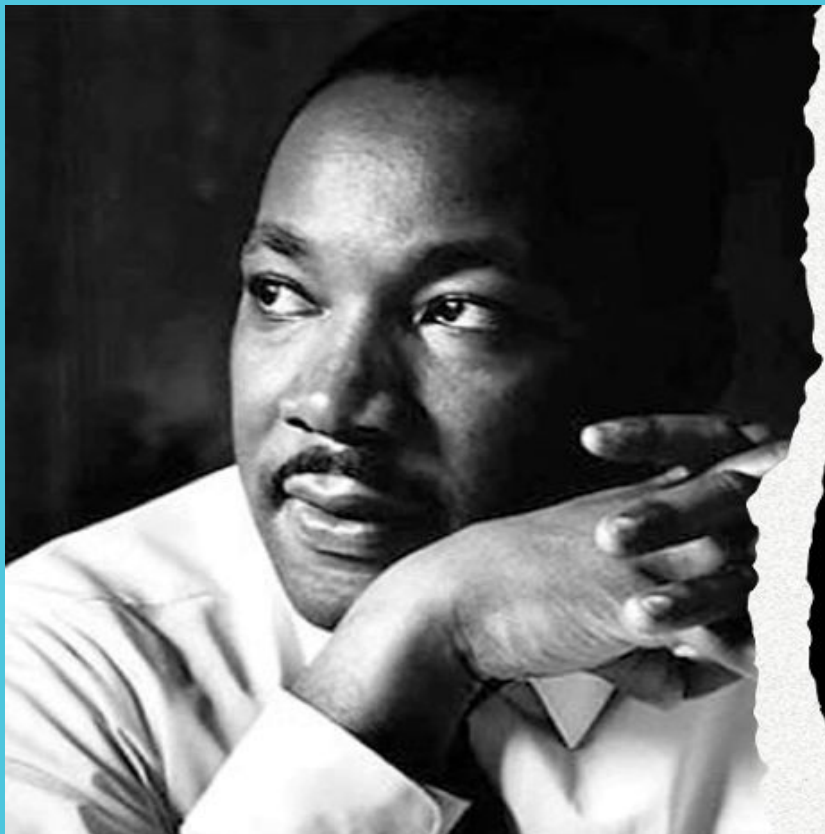
# **An Action Agenda for Healthy and Dignified Housing: Five critical actions for local government**



## Lead Hazard Risk Assessment & Lead-Based Paint Testing Report







**“Power properly understood is nothing but the ability to achieve purpose. It is the strength required to bring about social, political, and economic change.”**

Dr. Martin Luther King Jr.

# Inside-Outside Strategies for Healthy Housing

## Inside (Government)

- Pass policies
- Advocate when possible
- Co-create solutions
- Share or publish data to define the problem
- Partner with organizers
- Adapt governance structures



## Outside (Organizers)

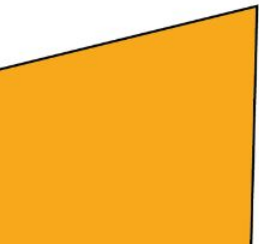
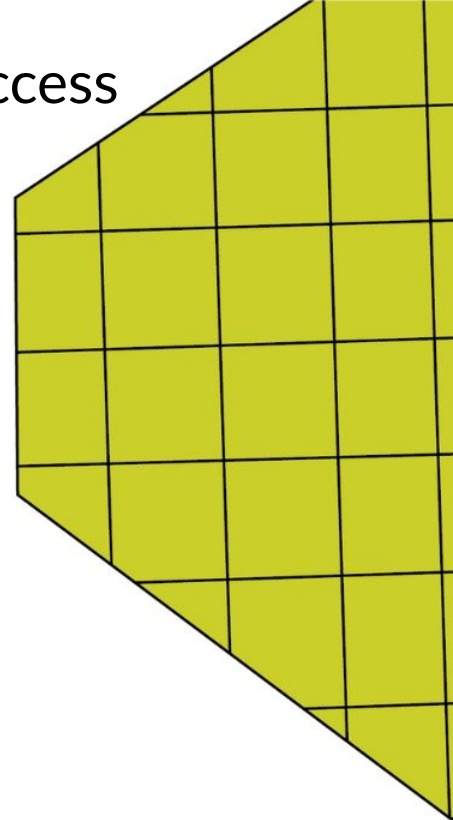
- Build power and political will
- Make the case with a health frame and local data
- Ask local gov partners for help navigating bureaucratic systems
- Collaborate on outreach and tenant support

# Action #1: Increase ownership transparency and data access

Why: Corporate landlords hide behind LLCs, making it hard for tenants and local government to identify or contact them to improve conditions

What works:

- Rental Registries
- Landlord licensing

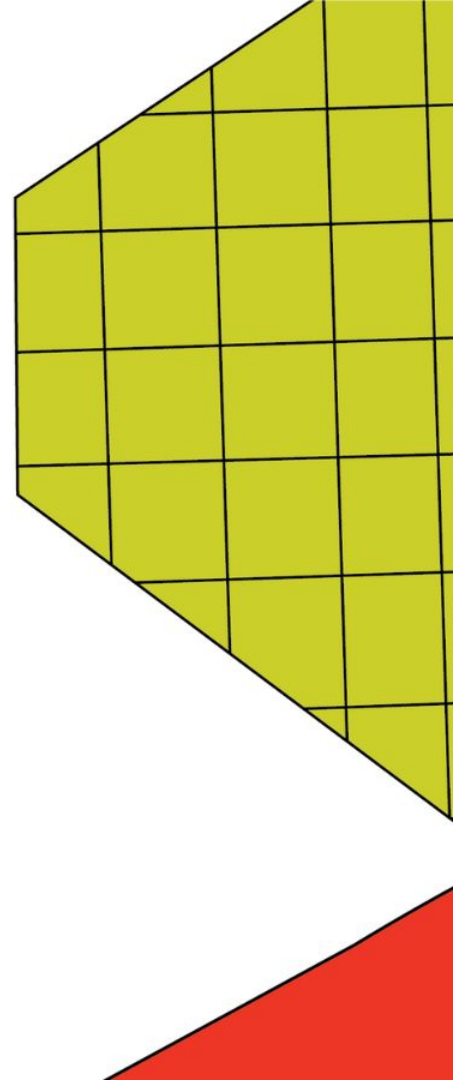


## Action #2: Keep residents safe in their homes

Why: Traditional healthy housing tools can be ineffective with large corporations and expose tenants to landlord retaliation

What works:

- Equitable code enforcement
- Holistic and resilient healthy homes initiatives
- Cross-departmental collaboration, case conferencing, and data sharing

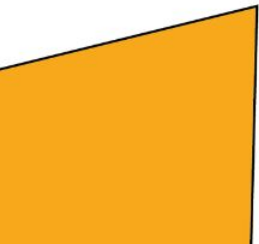
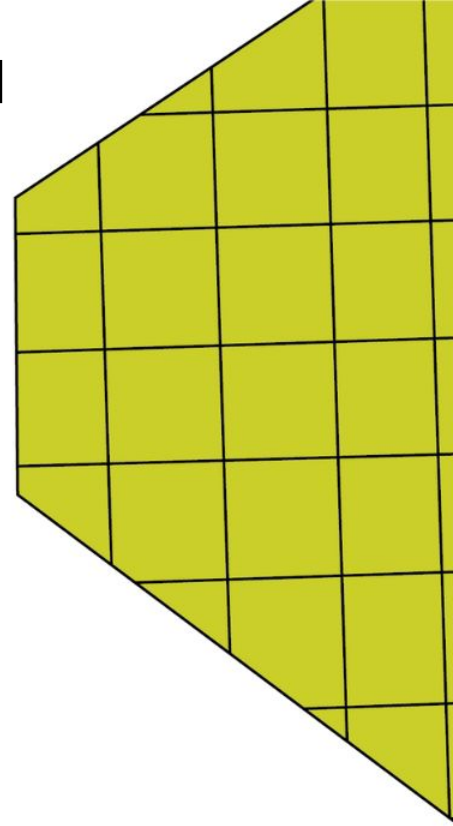


# Action #3: Protect tenants from landlord retaliation and abuses of power

Why: Landlords can use their power to evict or silence tenants when they contact local government or organize with their neighbors to change unhealthy conditions

What works:

- Anti-retaliation, anti-harassment, and foundational tenant protections
- Governance changes to center tenant leadership

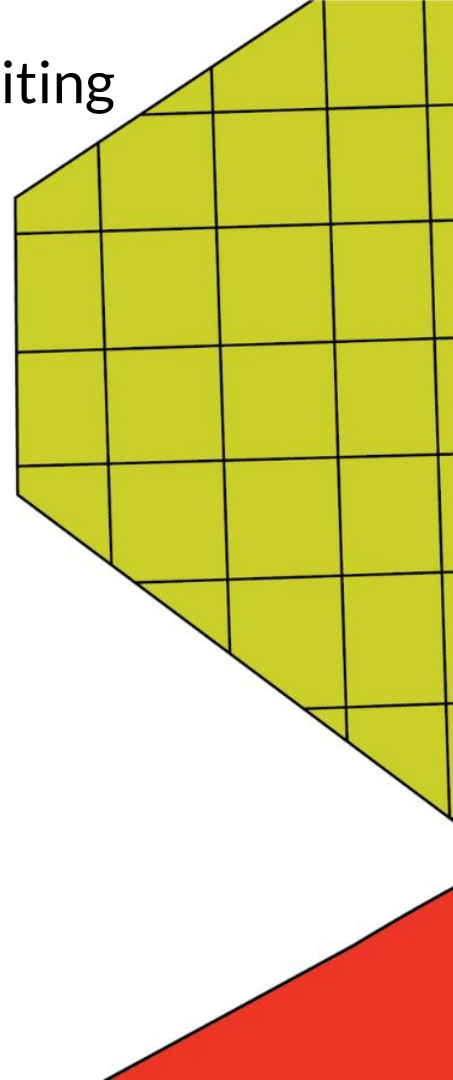


## **Action #4:** Address the root cause of the problem by limiting corporate landlords' speculation

Why: Taxpayer dollars and public policy have fueled corporate profiteering

What works:

- Withdrawal of taxpayer support for bad actors
- Speculation taxes

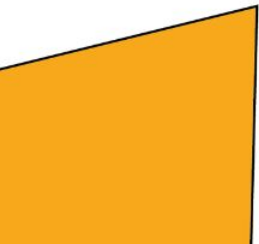
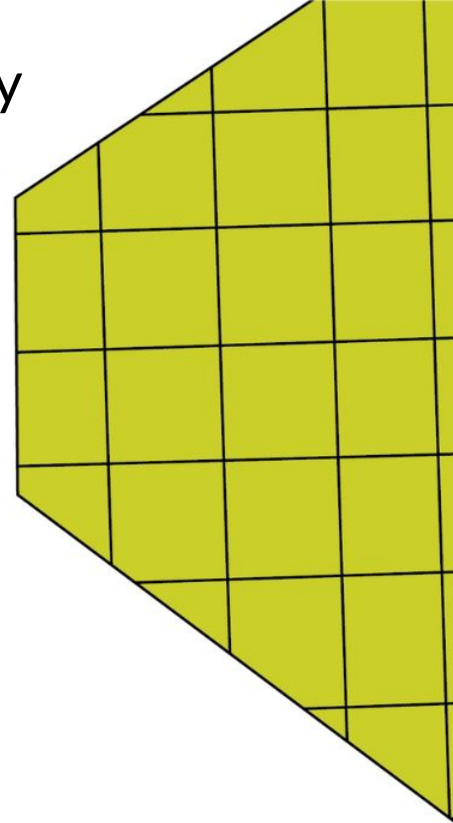


## Action #5: Resource public options that are permanently affordable and community-controlled

Why: Most new housing construction is for the luxury market. Corporate landlords have begun speculating on existing subsidized housing, which typically reverts to market-rate after a period of affordability. The federal government has defunded true public options.

What:

- Resources for public options
- A slumlord-to-social housing pipeline
- Tenant / community opportunity to purchase



# Panel Discussion



**Sunni Hutton,**  
Co-Founder and Fund  
Development Manager,  
Tenants Transforming  
Greater St. Louis



**Larry Brooks,**  
Director, Alameda  
County Healthy Homes  
Department



# Closing

- For questions about this research project or HIP's housing justice program, contact Will Dominie, [will@humanimpact.org](mailto:will@humanimpact.org)
- Webinar recording and link to the Report and Action Agenda will be shared by email, and available on HIP's website, [humanimpact.org/research](https://humanimpact.org/research)

*Thank you again to our project advisors for their guidance, community organizers and tenants for sharing their stories, and to all of you for joining!*

