



## **Research Shows Improved Levels of Safety in Neighborhoods with Homes Owned by Large Single-Family Rental Home Companies**

**Washington, D.C. (March 22, 2022)** – An independent study, published in [\*The Review of Financial Studies\*](#), found the presence of large single-family rental home companies in local communities led to a meaningful reduction in neighborhood criminal activity with only a negligible corresponding increase in rental rates.

In a paper entitled, “Do Wall Street Landlords Undermine Renters’ Welfare?” researchers from the University of Texas at Dallas and the University of Oregon analyzed whether, and to what extent, the presence of large single-family rental home companies impacted incidents of criminal activity in local neighborhoods. The research determined the presence of large single-family rental home companies resulted in rent increases of 0.51% and a decrease of 5.23% in the number of criminal incidents. Specific areas experiencing a reduction in criminal activity include:

- Thefts, down 4.64%
- Vandalism, down 3.43%
- Burglaries, down 3.03%

The paper attributes the reduction in criminal activity to the fact that “higher scale and market share allow institutional landlords to internalize the cost of neighborhood safety.”

The authors conclude, “gains in scale and market share result in an economically moderate rise in rent. At the same time, neighborhoods also witness a significant reduction in the crime rate, suggesting that large institutional landlords play a beneficial role in enhancing neighborhood safety.”

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### About NRHC

The National Rental Home Council (NRHC) is the nonprofit trade association representing the single-family rental home industry. NRHC members provide families and individuals with access to high-quality, single-family rental homes that contribute to the vitality and vibrancy of neighborhoods and communities. For more information on NRHC or the single-family rental home industry visit [www.rentalhomecouncil.org](http://www.rentalhomecouncil.org)

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