



## WSJ Article Documents Efforts by HOAs to Restrict Access to Housing

**Washington, D.C. (April 19, 2022)** – A recent article in the *Wall Street Journal* entitled, “Homeowner Groups Seek to Stop Investors From Buying Housing to Rent”, seeks to justify harmful anti-renter biases and activities on the part of select homeowners associations acting to exert control over who can and cannot reside in their communities.

“The efforts by homeowners associations to restrict the pursuit of housing as highlighted in this article are based on out-of-context assertions and unsubstantiated data points used to create a baseless narrative concerning the single-family rental home market that blames renters for wanting nothing more than an affordably priced home in a good neighborhood,” said David Howard, executive director of the National Rental Home Council (NRHC). “When HOAs act to prevent homeowners from lawfully renting their properties, they are engaging in a blatant attempt to define a housing landscape where some are welcome and some are not. Denying access to families simply because they choose to rent should never be considered good governance on the part of an HOA.”

Recent studies and research have shown that the presence of single-family rental homes serve to benefit both residents and communities. Indeed, a February 2021 paper published by Harvard’s Joint Center for Housing Studies and AARP found, “the most livable neighborhoods offer the most diverse set of housing options, including multifamily and rental opportunities as well as single-family and owner-occupied homes.”<sup>1</sup> Additionally, recent research appearing in the *Review of Financial Studies* determined the presence of large companies in local communities led to a meaningful *reduction* in neighborhood criminal activity.<sup>2</sup>

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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). Contact: David Howard, [dhoward@rentalhomecouncil.org](mailto:dhoward@rentalhomecouncil.org).

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<sup>1</sup> Harvard Joint Center for Housing Studies, “Housing and Livable Neighborhoods,” <https://www.jchs.harvard.edu/blog/housing-and-livable-neighborhoods>

<sup>2</sup> Review of Financial Studies, “Do Wall Street Landlords Undermine Renters’ Welfare?” <https://academic.oup.com/rfs/advance-article-abstract/doi/10.1093/rfs/hnac017/6550515?redirectedFrom=fulltext>