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## **Tenant Union Federation on White House Rent Caps**

Today, President Biden is calling for action to lower the high cost of rent. The president directed Congress to pass legislation that would force landlords to either cap rent increases on existing units at 5% annually or lose federal tax breaks. The new rule would apply to landlords who own more than fifty properties, covering 20 million units, or roughly half of all rental properties in the country. The directive excludes new construction.

**Tara Raghuveer, director of the Tenant Union Federation, released the following statement in response:**

“The rent is too damn high. Rent control is sound economic policy, and it is the only solution that meets the urgency and scale of the crisis that millions of tenants endure every month. The president’s monumental directive is a recognition of the federal government’s responsibility to regulate the rental market, and of tenants’ power as a political class.

“For now, this directive is just messaging. Tenants need action. Congress must act, and the president can and must take the first step by immediately regulating rents in federally-financed housing.

“The corporate-captured housing market is a catastrophe. The government should be regulating this market. Instead, they’ve enabled corporate rent gougers, subsidizing their businesses through financing and tax credits. We commend the president’s call to combat corporate greed.”

Since 2022, tenants organized through the Tenant Union Federation have called on the Biden administration to condition Enterprise-backed mortgages on rent regulations. Through the Federation’s organizing, in 2023, thousands of tenants submitted comments to the FHFA in support of rent regulations. Allies including [Senators Brown, Schumer, and 15 other senators](#) as well as [House Financial Services Committee Ranking Member Waters also submitted letters](#) to the FHFA calling for rent regulations. Additionally, [more than 30 economists](#), over [140 academics](#), more than [70 climate researchers](#), and over [70 local elected leaders](#) all submitted letters backing federal tenant protections including rent regulations. In November, [100 tenant leaders held a tenant takeover](#) with a Congressional briefing press conference in Washington, DC advocating for rent regulations. More recently, key tenant unions with the Federation have met with FHFA leadership to drive home the importance of federal action to stop rent-gouging.

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*The Tenant Union Federation is a union of unions – the first national organization of its kind to establish tenants as a political class that cannot be ignored. The Federation will officially launch later this summer.*