



# ARIZONA

PRIVATE EQUITY  
RISK SCORE

**84**/100



**VERY HIGH RISK**

## KEY TAKEAWAYS:

- Arizona is among the top 10 states for the share of single-family homes purchased by corporate investors over a five-year period.
- Arizona is among the top 10 states for the rate of growth in the share of its single-family homes purchased by corporate investors over a five-year period.
- Arizona is among the top 10 states for the rate of growth in the share of its workforce at private equity-controlled companies since 2018.

## PRIVATE EQUITY RISK

Higher Score = Greater Risk  
Risk score from 0 to 100

Category	Risk Score
<b>Workers and Jobs</b>	<b>42/100</b>
Share of private sector workforce at private equity-controlled companies (Average 2018-2022)	8.4%
Change in the share of workforce controlled by private equity from 2018 to 2022	40.9%
Layoffs at private equity-controlled companies (2015-2022)	3,772
Employee deaths and hospitalizations at private equity-controlled companies (2018-2022)	4
<b>Health Care</b>	<b>43/100</b>
Share of hospitals that are private equity-controlled	5.1%
Average Medicare patient survey rating of private equity-controlled acute care hospitals (1 = lowest, 5 = highest)	2.8
Rate of readmission after discharge from private equity-controlled acute care hospitals	13.8%
Share of nursing homes that are private equity-controlled	4.9%
Average Medicare quality rating of private equity-controlled nursing homes (1 = lowest, 5 = highest)	3.3
Substantiated complaints per private equity-controlled nursing home (2019-2022)	1.6
Share of population in a metro area where a single private equity firm controls over 30% market share of one or more physician specialties	19.5%
<b>Housing</b>	<b>95/100</b>
Percentage of homes purchased by medium, large and mega investors (2018-2022)	13.8%
Change in share of homes purchased by medium, large and mega investors from 2018 to 2022	78.7%
<b>Public Pensions</b>	<b>81/100</b>
Share of state pension assets invested in private equity	15.7%
Share of state pension assets covered by private equity fee disclosure (including carried interest)	0.0%
Share of state pension assets covered by responsible contractor policy	0.0%



## STATE POLICY SOLUTIONS TO ADDRESS PRIVATE EQUITY RISKS

Workers and Jobs	Adopted?
<p><b>Severance for mass layoffs:</b> For mass layoffs, require 90 days advance notice and require employers to pay one week of severance pay for each year of employment</p>	
<p><b>Bonding for unemployment insurance:</b> Require private equity-controlled companies with high debt ratios to post a bond to the unemployment insurance system to cover unemployment insurance taxes in the event of a bankruptcy</p>	
Health Care	Adopted?
<p><b>Review of health care mergers:</b> Require notice, public review or approval process for hospital and other health care mergers</p>	
<p><b>Medical debt collection:</b> Regulate medical debt collection</p>	
<p><b>Nursing home staffing:</b> Require specific percentage of Medicaid or overall revenues in nursing homes to be spent on staffing costs for patient care</p>	
<p><b>Hospital fees:</b> Limit hospital facilities fees</p>	
Housing	Adopted?
<p><b>Good cause evictions:</b> Prohibit evictions of tenants for reasons other than specified causes, such as non-payment of rent</p>	
<p><b>Rental cost caps:</b> Cap annual rent increases statewide at inflation plus a small percentage or allow local jurisdictions to cap rent increases</p>	
<p><b>Tenants' right to purchase:</b> Give tenants of mobile home parks and multi-family housing advance notice of sales and first right of refusal to purchase</p>	
<p><b>Landlord registry:</b> Create a mandatory registry to identify beneficial ownership of all corporate landlords with multiple holdings</p>	
State Pension Funds	Adopted?
<p><b>Fee disclosure:</b> Require disclosure of all fees paid to each private equity fund by state pension funds</p>	
<p><b>Compliance with all state laws:</b> Require signed affirmation from private equity fund managers that all of their portfolio companies comply with state labor laws, environmental laws and health codes</p>	

