

## IMPLICATIONS FOR RENT CONTROL:

This study demonstrates that rent control policies create a ripple effect of reduced housing investment, diminished quality, and worsened affordability. By driving away housing providers and discouraging development, rent control exacerbates housing crises rather than solving them.



LINK TO STUDY

## KEY FINDINGS:

### How Rent Control Harms Investment, Supply, and Affordability

#### 1. Reduces Investment and Development:

- Over **70% of housing providers** report that rent control negatively impacts their investment and development plans.
- Actions include reducing investments, shifting to markets with fewer regulations, and canceling planned projects altogether.

#### 3. Disincentivizes Market Participation:

- Over **54% of housing providers** indicate they would consider selling their assets in rent-controlled markets, reducing long-term rental supply.
- Small-scale landlords are disproportionately affected, as they lack resources to manage rising costs and regulatory complexity.



#### 2. Restricts Maintenance and Deteriorates Quality:

- Rising operating costs, including insurance, utilities, and taxes, force providers to defer nonessential maintenance and reduce property improvements.
- **61% of housing providers** have deferred maintenance or expect to do so due to rent control, compromising the quality and safety of housing stock.

#### 4. Subsidizes Higher-Income Residents:

- **58% of housing providers** report higher-income residents benefiting from rent control policies, reducing availability for low- and moderate-income households.

#### 5. Stalls Local Economic Growth:

- Rent control discourages development and limits tax revenue for public services, such as schools, parks, and infrastructure.
- Policies that deter housing investment reduce economic vitality and weaken local job markets.

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