With rent control in effect, housing providers are faced with the difficult financial strain of absorbing essential maintenance costs and are forced to reduce investments in improvements and nonessential maintenance.

- 61% of housing providers have deferred or expect to defer nonessential maintenance and improvements due to rent control.
- 54% of housing providers say they expect to sell some assets or may consider it as a result.

Rent control reduces investment and development

Rent control reduces investment and development, yet most Americans prefer policies that increase funding for local programs by attracting more residential and commercial development.

- 71% of housing providers have or expect to reduce investment and development in rent-controlled markets by scaling back plans, shifting to other markets, and canceling plans altogether.
- 67% of housing providers say they would absolutely not invest in another market with strict rent control policies.
- 75% of Americans who want to better fund local programs are looking for policies that attract more residential and commercial development.

Rent control deters maintenance and improvements, pushing owners to sell

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Rent control policies subsidize high-income residents

Rent control policies are often misunderstood as helping only lower-income households, but these same policies also subsidize high-income residents.

- 58% of housing providers know of higher-income residents who benefit from these policies.
- 49% of Americans misunderstand rent control policies and believe that these policies provide housing assistance to low- and moderate-income households only.

With rising costs, rent control puts a strain on rental housing providers, particularly small owners, as they struggle to keep up with their financial obligations. This destructive cycle could have far-reaching consequences as it forces owners to consider selling which puts lower-income households at risk.