



FOR IMMEDIATE RELEASE

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DIVERSE COALITION OF STAKEHOLDERS CAUTIONING AGAINST UNINTENDED CONSEQUENCES OF RENT CONTROL

Multifamily housing industry partnering with affordable housing advocates, union building trades and other stakeholders to educate lawmakers and consumers regarding rent control policies

SPRINGFIELD—The SHAPE Illinois coalition has been assembled to advocate for the stakeholders, including the tenants, of the state’s over one million apartment units. Affordable workforce housing is vitally important to provide, but the concept of rent control proposed in the General Assembly would make the goal of providing affordable housing less attainable by reducing the supply and quality of rental units that currently exist.

“The burdensome challenges and negative consequences of rent control are among the most widely accepted beliefs of economists from across the political spectrum,” said Michael Mini, executive vice president of the Chicagoland Apartment Association. “Housing quality suffers and supply becomes more scarce when rent is artificially controlled for some while prices are driven even higher for others.”

Instead of rent control, SHAPE Illinois is advocating for legislative initiatives to create more affordable housing, including:

- Prioritizing at least one billion dollars for the construction and preservation of affordable housing in the upcoming capital bill;
- HB 2168 by Rep. Feigenholtz to provide tax relief for the construction and rehab of affordable housing;
- SB 2090 by Sen. Aquino which allocates more resources to the state’s Rental Housing Support Program by doubling the modest \$9 cost for each county’s document recordation fees.

“We serve 24 building trades unions who represent approximately 100,000 tradeswomen and tradesmen, the majority of whom live and work in Chicagoland,” said Ralph Affrunti, President of the Chicago & Cook County Building & Construction Trades Council. “A large portion of our members depend on the availability of quality workforce housing, but rent control has pulled the housing market in the opposite direction in other major markets like New York and San Francisco. Our goal is to have our members and the contractors who employ them constructing and rehabbing more housing, not less, which would be the natural result of rent control.”

“As much as my community needs to deal with the problem of affordable housing for working-class and lower-income people, we know with high certainty that rent control takes us in the wrong direction,” said Mike Glasser, president of the Neighborhood Building Owners Alliance. “Some residents of Rogers Park view rent control as an easy fix to making housing more affordable, but many change their opinion when I explain rent control’s unintended consequences of fewer affordable, quality units.”

“Statewide rent control policies administered by regional rent control boards would produce significant damage to the local housing markets statewide. This extra, unnecessary layer of government would discourage investment and ultimately lead to rental housing shortages,” said Paul Arena, director of legislative affairs for the Illinois Rental Property Owners Association. “Opening the door to any local, municipal rent control laws by lifting preemption is ill-advised.”

“Housing policy is complex and home affordability is a nationwide problem, not something limited only to the urbanized areas of Illinois,” said Frank Bowman, executive director of the Illinois Manufactured Housing Association. “At the heart of the affordability issue is the dramatic decline in housing production during the last decade coupled with high property taxes, lofty home prices and crushing student debt – economic realities that will keep more renters vying for an already limited housing supply.”

The SHAPE Illinois coalition will continue to advocate for the creation of neighborhoods for everyone in Illinois, simultaneously supporting the current Rent Control Preemption Act, as a means to keep the harmful effects of rent control out of local municipalities.

About SHAPE Illinois

SHAPE Illinois (*Support Housing Affordability, Progress and Equality*) is a coalition formed by the Chicagoland Apartment Association including affordable housing advocates, union building trades, local mayors and others in the multifamily housing industry to partner together to educate lawmakers and consumers regarding the pitfalls of rent control policies and to identify better solutions to help solve affordable housing concerns in Illinois. More information is available at www.shapeillinois.com.

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