

HOW RENT CONTROL HURTS NEIGHBORHOODS:

- Supply of affordable housing becomes reduced due to a lack of investment in new construction to replace aging units
- Quality is diminished after improvements and modernizations are deferred because they are unaffordable
- Too many people without financial need tend to occupy rent controlled units, leaving the neediest to sometimes search for affordable housing options
- Property values of apartments decrease, shifting an increased property tax burden to home and condo owners



ALTERNATIVES TO RENT CONTROL:

- Grant property tax relief for apartment owners who build new or rehab existing units and agree to keep the rents affordable (SB3013 Sen. Gillespie, SB 3529 Sen. Feigenholtz, and HB 5275 Rep. Welch)
- Replicate other areas' public-private partnerships to match market-rate units with working families and individuals, funding the gap between market rent and the residents' payment portion
- Increase the use of existing housing stock by allowing the utilization of more garden units, attics, coach houses, and other accessory dwelling units

