

- Rent control does not work. Decades of research and real-life case studies show that the policy devastates rental housing and harms affordability.
- Rent control policies do not build a single unit of affordable housing.
 - In fact, the policy disincentivizes housing investment and drives away development of new homes – ultimately damaging affordability.
 - Rent control caps rents at the cost of long-term stability and affordability.
 - People will still face affordability challenges.
- Rent control is not tied to monetary need – it applies across the board regardless of financial circumstances.
- Rent control has significant negative impacts on the condition and supply of existing rental housing.
 - With limited ability to recover operational costs, owners may have to postpone or reduce investment in maintenance and improvements.
 - Over time, lack of investment expedites the deterioration of these buildings and eventually leads to the loss of critically-needed rental housing.
- Rent control costs local governments critical revenue as the assessed value of rent controlled properties decline and with it the property tax taxes they generate.
- It is no coincidence that three of the nation’s most expensive places to live, including San Francisco, New York and Washington, D.C., continue to grapple with housing affordability *despite* their long-standing rent control ordinances.
- Across the country, 30 states preempt rent control by law, 15 states have no preemption or rent control laws, and 6 states + DC have rent control laws.
- Both St. Paul and Minneapolis voters approved rent control measures.
 - [St. Paul’s](#) sweeping Question 1 will cap rent increases for every unit within the city at 3% per year (not tied to inflation or property tax increases).
 - Developers are already leaving projects in St. Paul – as of April 2022, apartment construction had slowed by a whopping 80%.
- NAA remains staunchly opposed to rent control measures and advocates aggressively against them. Instead, we look for solutions that actually work to ease affordability challenges and address the root of the problem.