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## **A new study looks at rent regulations' impacts on local economies, affordability, residential stability, and social well-being**

*Researchers find that rent stabilization is a useful tool in addressing California's dire housing crisis*

LOS ANGELES –Today, the Program for Environmental and Regional Equity (PERE) at the University of Southern California released a report reviewing existing academic research on the economic and social impacts of rent regulations. According to the report, [\*\*\*Rent Matters: What are the Impacts of Rent Stabilization Measures?\*\*\*](#), moderate rent stabilization is one tool in a set of solutions that can help address the state's dire housing crisis.

Report co-authors USC Professor Manuel Pastor, Vanessa Carter, and Maya Abood provide the most in-depth look at the research to date on rent regulations and how various policies impact renters, owners, and local economies.

"While the housing crisis requires a range of strategies, moderate rent regulation is a useful tool to be nested in broader strategy. It has fewer damaging effects than are often imagined, it can address economic pain, and it can promote housing stability," said Professor Manuel Pastor, the report's co-author. "And housing stability matters because it is associated with physical, social, and psychological well-being; higher educational achievement by the young; and benefits for people of color."

### **Key findings in *Rent Matters* include:**

- Rent regulations do not necessarily increase the rent of non-regulated units and may actually keep rent more affordable for all.
- Rent regulations have minimal negative impact on new construction.
- Rent stabilization increases housing stability, which has important health and educational attainment benefits.
- When rent regulations allow for condominium conversion, units are then taken off the market.
- There is no conclusive evidence about the impacts on "mom and pop" landlords.
- Rent regulations may deter gentrification.

As detailed in the report, rent regulations have less deleterious effects than is often imagined—particularly more moderate rent stabilization measures—which seem to promote resident stability which can help slow the displacement dimension of gentrification.

Vanessa Carter, co-author of the report said, “We found that rent regulations should be combined with robust efforts to promote housing supply—particularly of affordable units—as well as job training and economic development programs that can lift incomes and promote mobility. This kind of multi-pronged approach can help to deal with the housing stresses and strains that are currently worrying renters, owners, and employers alike.”

While rent regulation is only one part of a policy agenda to address the housing crisis, it has become of interest because it has an important niche: “It is easy to implement and it can quickly address the economic pain of some,” says Professor Pastor. “This study is important for politicians, advocates, organizers, and agencies looking to understand the impacts of such measures on cities and regions, particularly in California, which has become a policy proving ground for solutions that can be implemented across the nation.”

The report surveys an extensive array of research on rent stabilization. It integrates economic literature with an analysis of housing and tenant mobility drawn from the fields of public health, education, urban planning, and sociology.

**Read and download the report at: <https://dornsife.usc.edu/pere/rent-matters>**

### **About PERE**

Established in 2007, the USC Program for Environmental and Regional Equity (PERE) is a research unit situated within the University of Southern California’s Dornsife College of Letters, Arts & Sciences. PERE conducts research and facilitates discussions on issues of environmental justice, regional inclusion, and social movement building. PERE’s work is rooted in the new three R’s: rigor, relevance, and reach. We conduct high-quality research in our focus areas that is relevant to public policy concerns and that reaches directly affected communities that most need to be engaged in the discussion. For more information, visit [dornsife.usc.edu/PERE](https://dornsife.usc.edu/PERE). On Twitter [@PERE\\_USC](https://twitter.com/PERE_USC).