

Consensus Pros and Cons for Rent Stabilization Study

Pros	Cons
Cost neutral for cities	Costs cities money
Maintains socioeconomic diversity in community	Doesn't help those who need it most (i.e., not means-tested)
Protects most vulnerable tenants	Affordable housing units are removed from the market
Encourages maintenance due to vacancy decontrol and tenant protections for those who complain about habitability issues without fear of eviction	Leads to poor maintenance (decrease in quality)
Provides stability and security for tenants (similar to Prop. 13 for homeowners)	Freezes tenants in place (can't afford to leave rent-stabilized apartment)
No impact on new construction (rent stabilization covers units built in 1995 or before)	Developers won't build because of rent stabilization (decreases supply)
<p>Tenants can only be evicted for one of the just causes which are:</p> <ul style="list-style-type: none"> ● failure to pay rent ● nuisance ● breach of lease ● necessary and substantial repairs requiring temporary vacancy ● demolition ● owner move in ● removing the unit from the housing market ● failure to give landlord access ● criminal activity 	Landlords can't get rid of bad tenants
Allows fair rate of return to landlords	Without rent stabilization landlords can make greater returns
Limits unreasonable rent increases	
Helps businesses with workforce	