


US ([HTTPS://KENTCLARKCENTER.ORG/SURVEY\\_GROUP/US/](https://kentclarkcenter.org/survey_group/us/))

# Rent Control

FEBRUARY 7, 2012

ADD TO POLL ([HTTPS://KENTCLARKCENTER.ORG/WP-ADMIN/ADMIN-AJAX.PHP?ACTION=ADD\\_TO\\_CART&ID=SV\\_6UPYZEUPI73V5K0&NONCE=7FD501BCFD](https://kentclarkcenter.org/wp-admin/admin-ajax.php?action=add_to_cart&id=sv_6upyzeupi73v5k0&nonce=7fd501bcfd)) 

Local ordinances that limit rent increases for some rental housing units, such as in [New York](http://www.housingnyc.com/html/resources/faq/rentcontrol.html) (<http://www.housingnyc.com/html/resources/faq/rentcontrol.html>) and [San Francisco](http://www.sfrb.org/index.aspx?page=1252) (<http://www.sfrb.org/index.aspx?page=1252>), have had a positive impact over the past three decades on the amount and quality of broadly affordable rental housing in cities that have used them.

## Responses

## Recent Polls

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(<https://kentclarkcenter.org/surveys/ai-and-stock-prices/>)

Emissions Regulation

February 26th, 2026

(<https://kentclarkcenter.org/surveys/emissions-regulation-2/>)

Emissions Regulation

February 26th, 2026

(<https://kentclarkcenter.org/surveys/emissions-regulation/>)

Interest-Bearing Stablecoins

February 17th, 2026

100%



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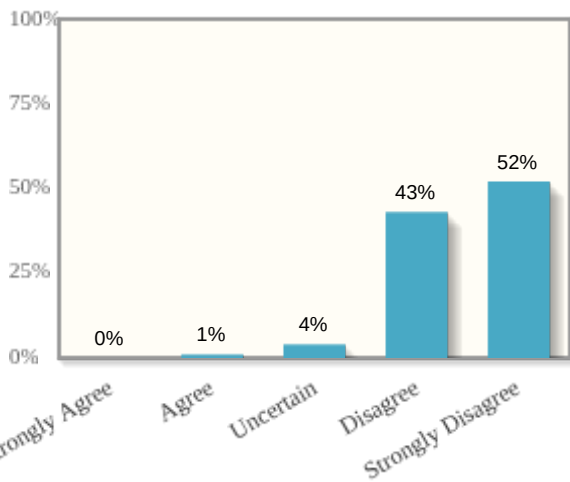
affordability-2/)

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Source: Clark Center Economic Experts Panel (<https://www.kentclarkcenter.org/igm-economic-experts-panel>)

Methodology (<https://www.kentclarkcenter.org/methodology/>)

## Responses weighted by each expert's confidence



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Source: Clark Center Economic Experts Panel (<https://www.kentclarkcenter.org/igm-economic-experts-panel>)

Methodology (<https://www.kentclarkcenter.org/methodology/>)

DOWNLOAD POLL DATA

([HTTPS://KENTCLARKCENTER.ORG/WP-CONTENT/UPLOADS/2020/12/2012-02-07-US-EEP-RENT-CONTROL.CSV](https://kentclarkcenter.org/wp-content/uploads/2020/12/2012-02-07-US-EEP-RENT-CONTROL.CSV))

Participant	University	Vote	Confidence
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MIT

Disagree

4

Daron Acemoglu

(<https://kentclarkcenter.org/panelists/daron-acemoglu/>)

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Disagree 9

Alberto Alesina

(<https://kentclarkcenter.org/panelists/alberto-alesina/>)



Joseph Altonji

(<https://kentclarkcenter.org/panelists/joseph-altonji/>)

Yale

Did Not Answer



Alan Auerbach

(<https://kentclarkcenter.org/panelists/alan-auerbach/>)

Berkeley

Disagree 6



David Autor


(<https://kentclarkcenter.org/panelists/david-autor/>)

MIT

Strongly Disagree 8

Rent control discourages supply of rental units. Incumbent renters benefit from capped prices. New renters face reduced rental options.

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Katherine Baicker

(<https://kentclarkcenter.org/panelists/katherine-baicker/>)



Marianne Bertrand

(<https://kentclarkcenter.org/panelists/marianne-bertrand/>)

Chicago

Did Not Answer

Harvard

Disagree

7

Raj Chetty

(<https://kentclarkcenter.org/panelists/raj-chetty/>)



Judith Chevalier

(<https://kentclarkcenter.org/panelists/judith-chevalier/>)

Yale

Strongly

Disagree

9

Rent control will have similar effects to any price control.

Princeton

Disagree

5

Janet Currie

(<https://kentclarkcenter.org/panelists/janet-currie/>)

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David Cutler

[\(https://kentclarkcenter.org/panelists/david-cutler/\)](https://kentclarkcenter.org/panelists/david-cutler/)

I suspect zoning and building limits have been more important.



Angus Deaton

[\(https://kentclarkcenter.org/panelists/angus-deaton/\)](https://kentclarkcenter.org/panelists/angus-deaton/)

Princeton

Strongly  
Disagree

9



Darrell Duffie

[\(https://kentclarkcenter.org/panelists/darrell-duffie/\)](https://kentclarkcenter.org/panelists/darrell-duffie/)

Stanford

Uncertain

2

Berkeley

Disagree

1

Aaron Edlin

[\(https://kentclarkcenter.org/panelists/aaron-edlin/\)](https://kentclarkcenter.org/panelists/aaron-edlin/)

Rent control lowers incentives to invest and increases incentives to hold underoccupied rentals

(<https://kentclarkcenter.org/>)

 ([/poll-comparison-cart/](#)) 

Uncertain

2

Barry Eichengreen

(<https://kentclarkcenter.org/panelists/barry-eichengreen/>)

Yale

Strongly  
Disagree

10

Ray Fair

(<https://kentclarkcenter.org/panelists/ray-fair/>)



Pinelopi Goldberg

(<https://kentclarkcenter.org/panelists/pinelopi-goldberg/>)

Yale

Uncertain

5

Price controls create disincentives to increase supply. But without rent control, no one outside the top 1% would be left in Manhattan.

Harvard


Strongly  
Disagree

7

Claudia Goldin

(<https://kentclarkcenter.org/panelists/claudia-goldin/>)

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Austan Goolsbee

(<https://kentclarkcenter.org/panelists/austan-goolsbee/>)



Michael Greenstone

(<https://kentclarkcenter.org/panelists/michael-greenstone/>)

University of Chicago

Strongly  
Disagree

8

Great if you are lucky enough to get one of those apartments! Bad for all others The worst policies apply to new construction.

Stanford

Strongly  
Disagree

9

Robert Hall

(<https://kentclarkcenter.org/panelists/robert-hall/>)

MIT

Agree

3

Bengt Holmström

(<https://kentclarkcenter.org/panelists/bengt-holmstrom/>)

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Caroline Hoxby

[\(https://kentclarkcenter.org/panelists/caroline-hoxby/\)](https://kentclarkcenter.org/panelists/caroline-hoxby/)

Rent controlled units do not end up in the hands of low income people. Rent control discourages landlords from creating modest priced units.

Stanford

Strongly  
Disagree

9

Kenneth Judd

[\(https://kentclarkcenter.org/panelists/kenneth-judd/\)](https://kentclarkcenter.org/panelists/kenneth-judd/)



Anil Kashyap

[\(https://kentclarkcenter.org/panelists/anil-kashyap/\)](https://kentclarkcenter.org/panelists/anil-kashyap/)

Chicago Booth

Disagree

3

Stanford

Disagree

3

Pete Klenow

[\(https://kentclarkcenter.org/panelists/pete-klenow/\)](https://kentclarkcenter.org/panelists/pete-klenow/)

Land use regulations restricted supply as well. Plus, rent controls lead to misallocation of housing units.



-see background information here

<http://www.nber.org/papers/w6220.pdf>

-see background information here (

<http://www.economics.harvard.edu/faculty/glaeser/files/Manhattan.pdf>

(<https://kentclarkcenter.org/>)

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Disagree

Edward Lazear

(<https://kentclarkcenter.org/panelists/edward-lazear/>)

Even in the short run, rent control induces owners to move property to other uses, misallocate the property, and substitute non-price alloc.



Jonathan Levin

(<https://kentclarkcenter.org/panelists/jonathan-levin/>)

Stanford

No Opinion

I'm skeptical - but don't know enough about the programs to have a very informed view.

Harvard

Disagree

7

Eric Maskin

(<https://kentclarkcenter.org/panelists/eric-maskin/>)



William Nordhaus

(<https://kentclarkcenter.org/panelists/william-nordhaus/>)

Yale

Disagree

5

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Maurice Obstfeld

(<https://kentclarkcenter.org/panelists/maurice-obstfeld/>)

Princeton

Disagree

6

Cecilia Rouse

(<https://kentclarkcenter.org/panelists/cecilia-rouse/>)

While well intended, theoretically they also likely limit expansions in supply and improvements in quality.



Emmanuel Saez

(<https://kentclarkcenter.org/panelists/emmanuel-saez/>)

Berkeley

Disagree

6



José Scheinkman

(<https://kentclarkcenter.org/panelists/jose-scheinkman/>)

Columbia University

Disagree

6

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Disagree

Richard Schmalensee

(<https://kentclarkcenter.org/panelists/richard-schmalensee/>)

Unless all the textbooks are wrong, this is wrong.

Princeton

Disagree

3

Hyun Song Shin

(<https://kentclarkcenter.org/panelists/hyun-song-shin/>)

Harvard

Did Not Answer

James Stock

(<https://kentclarkcenter.org/panelists/james-stock/>)



Nancy Stokey

(<https://kentclarkcenter.org/panelists/nancy-stokey/>)

University of Chicago

Strongly  
Disagree

9

The planets are lined up here: theory and evidence point in the same direction.

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Richard Thaler

(<https://kentclarkcenter.org/panelists/richard-thaler/>)

Next questions: does the sun revolve around the earth.



Christopher Udry

(<https://kentclarkcenter.org/panelists/christopher-udry/>)

Northwestern

Disagree

5

Chicago Booth

Disagree

6

Luigi Zingales

(<https://kentclarkcenter.org/panelists/luigi-zingales/>)

PREVIOUS ITEM

NEXT ITEM

(<https://kentclarkcenter.org/surveys/economic-pay/>)

(<https://kentclarkcenter.org/surveys/economic-stimulus/>)

US

US

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Executive Pay Economic Stimulus

(<https://kentclarkcenter.org/surveys/economic-pay/>)

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AI and Growth

December 2nd, 2025

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Rent Control

February 7th, 2012

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FTxBooth: Fed Chair Nominee

February 9th, 2026

[\(https://kentclarkcenter.org/filterable-categories/ftxbooth-fed-chair-nominee/\)](https://kentclarkcenter.org/filterable-categories/ftxbooth-fed-chair-nominee/)

Interest-Bearing Stablecoins

February 17th, 2026

[\(https://kentclarkcenter.org/surveys/interest-bearing-stablecoins/\)](https://kentclarkcenter.org/surveys/interest-bearing-stablecoins/)

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