

OUR HOMES, OUR FUTURE

HOW RENT CONTROL CAN BUILD
STABLE, HEALTHY COMMUNITIES



PolicyLink



Housekeeping

- Please submit questions via chat box.
- The recording and presentation will be sent out afterwards, and available on the PolicyLink website.
- The report is available to download in the Handouts box.

Agenda

Overview of report findings (Sarah Treuhaft, PolicyLink)

Oregon Campaign

- Pam Phan, Community Alliance of Tenants

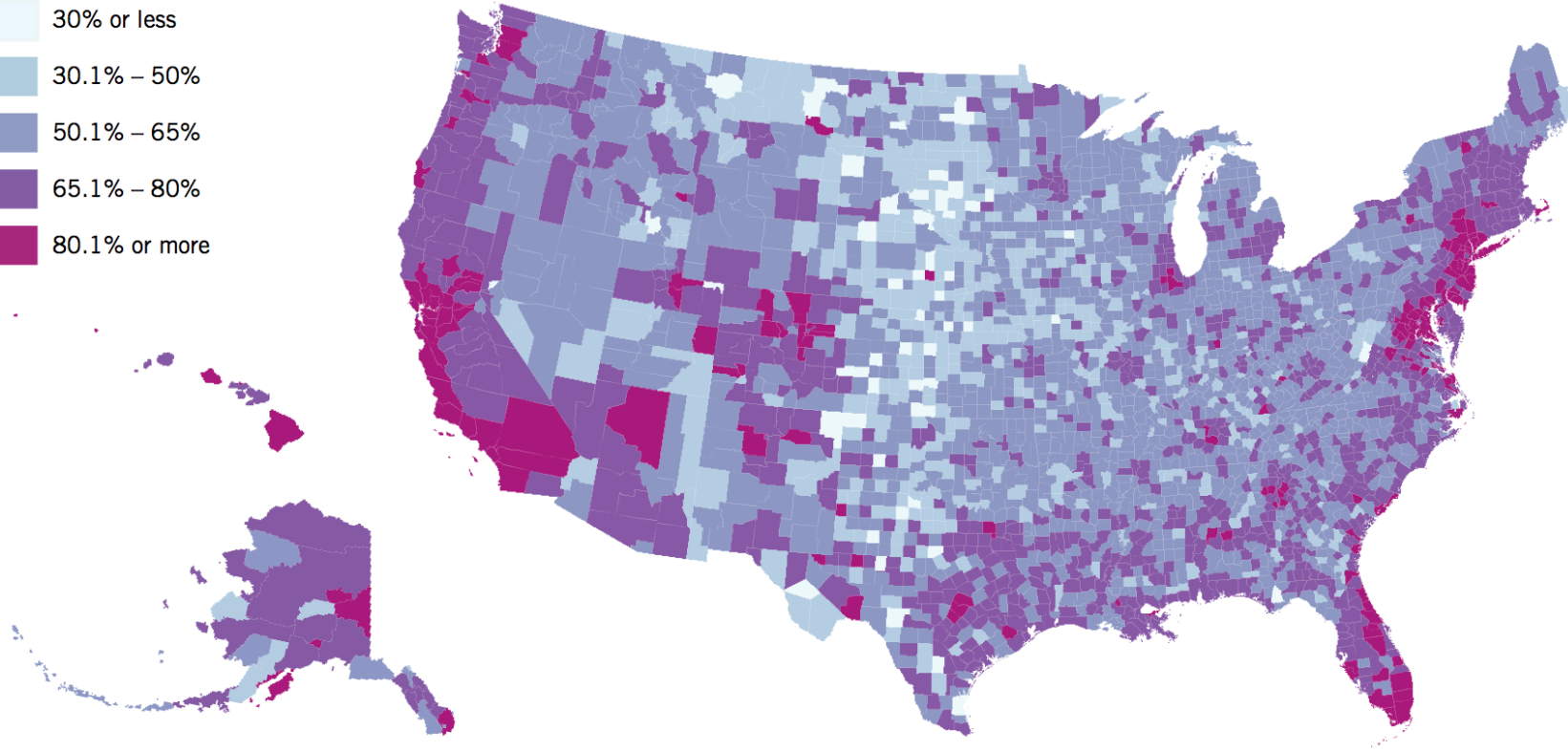
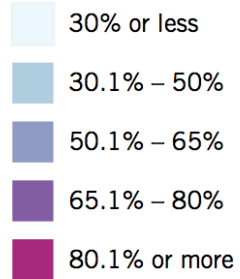
New York Upstate Downstate Housing Alliance Campaign

- Rebecca Garrard, Citizen Action of New York
- Gwendolyn Viola Fox Bibins Straker (Viola), tenant leader
- State Senator Julia Salazar, New York State Senate

Q & A

End

A Nationwide Rental Affordability and Stability Crisis



Share of renter households earning <\$50,000/year that are rent-burdened (paying more than 30% of income on housing costs).

Source: 2017 5-year American Community Survey.

About This Report

This report was produced by a collaboration between PolicyLink, the Center for Popular Democracy, and the Right To The City Alliance.

PolicyLink is a national research and action institute advancing racial and economic equity by Lifting Up What Works®. We work to ensure that all people in America are economically secure, live in healthy communities of opportunity, and benefit from a just society.

policylink.org

Center for Popular Democracy works to create equity, opportunity and a dynamic democracy in partnership with high-impact base-building organizations, organizing alliances, and progressive unions. CPD strengthens our collective capacity to envision and win an innovative pro-worker, pro-immigrant, racial and economic justice agenda.

populardemocracy.org

The **Right To The City Alliance** (RTTC) seeks to 1) halt the displacement of low-income people, people of color, LGBTQ communities, and youth of color, and 2) protect and expand affordable housing in tandem with a broader movement to build democratic, just, and sustainable cities. RTTC and our flagship Homes For All campaign have been at the forefront of building grassroots tenant-led organizing power to win historic policy changes including rent control and community control of land & housing.

righttothecity.org

**“I’ve moved at a minimum 10 times over the past 15 years...
I’ve had to make the choice between eating and paying the rent.”**

–Jonathan Projansky, Chicago, Illinois, which lacks rent control

**“Rent control helps everyone within that community
to be able to thrive, because they have stability.”**

–Jacqueline Luther, Los Angeles

Why Rent Control?

- 1) Rent control addresses the crisis at scale, immediately**
- 2) Rent control works—it increases housing stability and affordability for current tenants and prevents displacement**
- 3) Rent control is cost-effective**
- 4) Rent control protects low-income households and advances racial and gender equity**
- 5) The housing stability and affordability brought about by rent control would have cascading benefits: economic, health, educational, climate-friendly development, civic participation**

ANTICIPATED IMPACTS OF RENT CONTROL

	Number of Renter Households Stabilized	Percent Rent-Burdened (Paying > 30% of income on housing)	Percent Low-Income (Household Income <= 80% of median)	Percent Low- to Moderate- Income (Household income <= 120% of median)
CALIFORNIA	5,881,894	55%	57%	74%
COLORADO	273,533	52%	60%	78%
ILLINOIS	1,598,397	48%	62%	79%
NEW YORK	3,125,909	52%	56%	72%
OREGON	499,060	51%	62%	80%
WASHINGTON	1,007,077	47%	59%	77%
PHILADELPHIA, PA	267,418	56%	71%	85%
PROVIDENCE, RI	37,709	56%	71%	84%
TOTAL	12,690,997	52%	58%	75%
NATIONWIDE	41,955,000	49%	56%	74%

Source: PolicyLink analysis of data from the 2016 5-Year American Community Survey and the Affirmatively Furthering Fair Housing Data and Mapping Tool. See methodology in Appendix.

Bringing Rent Control to Communities

- 1) Strengthen rent control in the states where it exists.**
- 2) Establish rent control in more states.**
- 3) Support tenant organizing in every community.**

Principles for Effective Rent Control

- 1) Ensure maximum coverage of rental homes.**
- 2) Pair rent control with robust tenant protections and systems to maintain safe, quality homes.**
- 3) Maximize long-term affordability.**
- 4) Tenants should play a central role in program design and implementation.**

Oregon's Renter Movement





Upstate Downstate
Housing Alliance
Campaign/
New York

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Q&A

Thank you!

View the report: www.ourhomesourfuture.org

For more information:

Sarah Treuhaft

sarah@policylink.org

@streuhaft

www.policylink.org @policylink

www.populardemocracy.org @popdemoc

www.righttothecity.org @ourcity