

TENANT SCREENING

LEASE INTEGRATION

Apartment Leaders Pull Back From Rent-Controlled Markets

A [new survey finds rent control](#) has negative impact on housing supply reported around the country as apartment leaders pull back from rent-controlled markets, according to the National Multifamily Housing Association (NMHC).

By John Triplett—January 27, 2026

For years the NMHC has provided a quarterly snapshot of the apartment market, including trends in sales, equity financing and debt financing. For the first time in the first survey of 2026, NMHC included a special question examining the impact of rent control regulation.

NMHC compared this year's results to those of the January 2022 survey. The comparison shows that over the last four years:

- The share of respondents who said they have cut back on investment or development in rent-controlled markets increased from 26% to 35%.
- The share who said they do not operate in these markets and would not consider doing so because of the threat of rent control also increased from 32% to 41%.
- The share who said they have made no changes so far but are considering cutting back in these markets remained at 15%.

"This means that the total share of respondents who have altered their investment or development decisions – or are considering doing so – has increased from 73% of respondents in January 2022 to 91%, nearly all the respondents to our January 2026 survey," writes Jim Lapides, SVP and Head of External Affairs, in the report.

Only 7% of respondents this round said they do not plan any change in investment or development in markets affected by rent regulation (down from 23% last round), and only 2% said they do not operate in these markets but would consider doing so despite the threat of rent control (down from 4% four years ago).

These findings come as broader apartment market conditions continue to ease nationwide.

Affordability, particularly housing affordability, has moved to the forefront of public debate. While rent control is once again being promoted as a remedy for rising housing costs, policymakers and economists have increasingly and consistently warned that rent control is a failed solution.

In recent weeks, a broad range of economists, housing experts, and elected leaders from across the political spectrum have renewed those concerns, arguing that rent control ultimately worsens affordability by constraining supply.

[Read the full report here.](#)

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Again, THANKS!!

J.F.

Eugene, OR

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EMPLOYMENT SCREENING

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WAYS TO HELP EMPLOYEES FEEL APPRECIATED!!!

What employees crave is to feel that their managers appreciate them and aren't afraid to show it, not only in paycheck terms, but in other ways such as the following: Gift cards, big box of chocolates, certificate for a makeover or massage or even a paid day off. Just by saying "thank you" for a job well done would give an employee that warm fuzzy, meaningful feeling.

What really matters in the workplace is helping employees feel appreciated, not just giving them cash or a bonus.

HELPING EMPLOYEES FEEL APPRECIATED IS WHAT REALLY MATTERS

Rewards that signal to employees that they did a good job and that their manager cares about them will encourage employees to want to work even harder. This is basic common sense – it works for both employer and employee. They both feel more appreciation for each other, the work at hand and the company.

Companies with strong recognition programs enjoy increased productivity, lower job turnover – stronger loyalty to the company, and greater returns on investment than other companies in the same industries.

MANY ORGANIZATIONS HAVE NO RECOGNITION PROGRAMS FOR EMPLOYEES, AND EMPLOYERS WILL FIND SATISFACTION IN CREATING THEM

HERE IS A TIP - Another side benefit to just giving money is – "the workplace buzz!!!" Most people feel awkward talking about money, so fellow Team Members may never hear about that \$1,000 bonus they received. But if you reward someone with a nice dinner or weekend away at a resort, they will happily talk about it with their co-workers. This kind of reward could easily end up motivating everyone in the office.

ANOTHER TIP - Make the recognition public - If employees are receiving a \$500 bonus, hold a workplace event to hand out checks, and invite the employees' peers. Perhaps add a certificate of appreciation along with the check and/or a plaque displayed on the office wall.

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