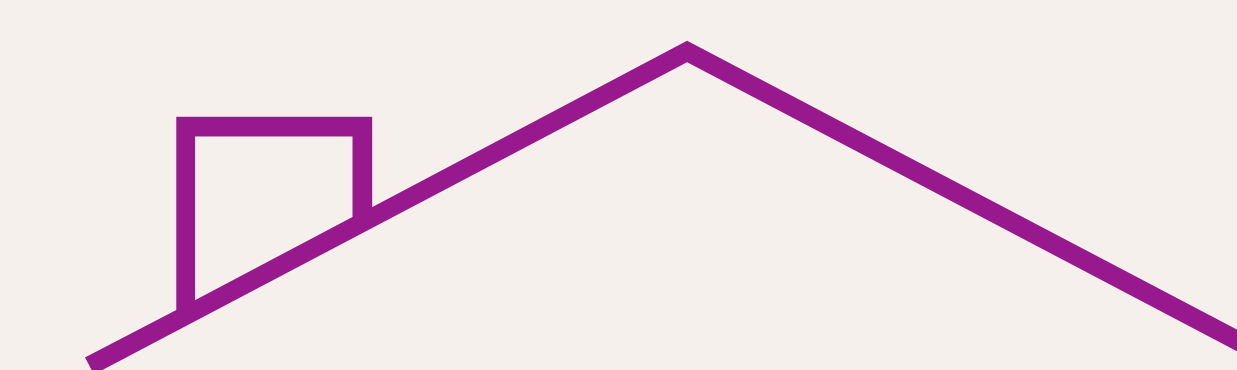


# HOW HOUSING POLICIES SHAPE THE MARKET: A META-STUDY REVIEW



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Explore how government interventions shape housing markets - from rent control to taxation and social housing, policies can create both benefits and challenges. By uncovering these impacts, the study helps policymakers design smarter, more effective housing solutions.

Various housing policy tools



## Key findings on Effects of housing policies on markets

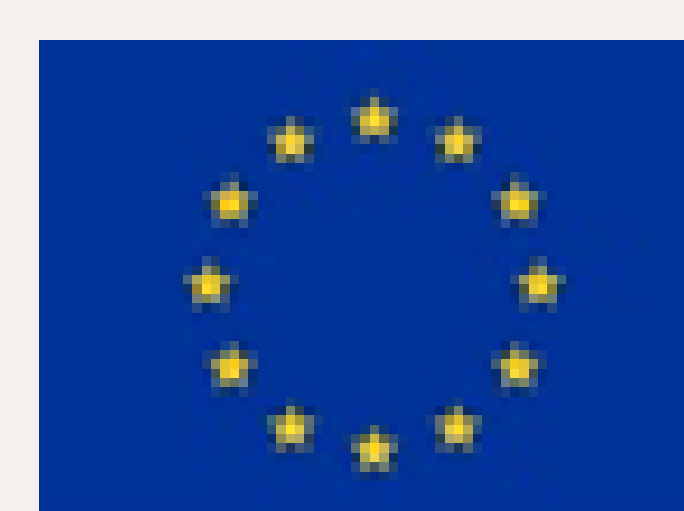
**Rent control policies** are designed to make housing more affordable, but they can inadvertently reduce landlords' incentive to invest in maintenance or new developments, potentially leading to a decline in housing quality and availability. **Strong tenant protections** provide stability and security for renters but may discourage landlords from renting out properties, tightening the housing supply. **Expanding social housing** can assist vulnerable populations, but it requires substantial public funding and needs to be carefully managed to avoid distorting the broader housing market. **Tax policies**, including property taxes and incentives for homeownership, significantly impact affordability, investment behaviors, and housing demand. Finally, **stricter land-use regulations**, such as building codes and zoning laws, improve safety and sustainability but may also increase housing costs and restrict new development.



Housing markets are shaped by various factors, with government regulations playing a key role. While policies aim to improve affordability and conditions, they can have unintended side effects. When multiple policies are used together, they can either reinforce or counteract each other. Understanding these dynamics is crucial for creating effective housing solutions.

## RECOMMENDATIONS

- **Balanced policy combinations:** Avoiding overly rigid policies that could have unintended side effects and instead implementing flexible, evidence-based strategies.
- **Long-term impact analysis:** Evaluating the cumulative and long-term effects of different housing policies rather than focusing solely on short-term goals.
- **Stakeholder involvement:** Engaging with tenants, landlords, developers, and local communities to ensure a more inclusive and effective policymaking process.
- **Data-driven decision-making:** Using real-time data and research to adjust policies dynamically as market conditions change.



HouseInc has received funding from the European Union's Horizon Europe research and innovation programme under Grant Agreement no. 101132513. The sole responsibility for the content of this publication lies with the authors. It does not necessarily reflect the opinion of the European Union. Neither CINEA nor the European Commission are responsible for any use that may be made of the information contained therein.