

# The Effects of Rent Control Expansion on Tenants, Landlords, and Inequality: Evidence from San Francisco

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## Online Appendix

Table A1: Race of Tenants in Multi-Family Residence (2 – 4 Units)

Predicted Race	(1) Freq.	(2) Share	(3) Avg. Racial Probability	(4) 1990 SF Overall
White	28771	75.01%	0.95	57.36%
Black	537	1.40%	0.93	7.72%
Hispanic	3144	8.20%	0.95	14.18%
Asian	5902	15.39%	0.98	20.16%
Other	.	.	.	0.59%
Total	38354	100%	0.95	100%

*Notes:* Sample consists of all tenants between 20 and 65 years old living in San Francisco as of December 31, 1993 and in multi-family residences with 2 – 4 units that were built during 1900 – 1990. Table shows the racial distribution for the 38354 tenants with a classified race/ethnicity. In addition, 8009 tenants are not assigned a race, corresponding to 17.27% of our sample of tenants. They are not assigned a predicted race because their maximum racial probability from the set of predicted racial probabilities for all ethnic categories is below 0.8, following the procedure detailed in section 3.2. Columns 1 and 2 report the number of tenants and the share of the sample by predicted race. Column 3 reports the average final racial probability by predicted racial categories. Column 4 reports the share of tenants in San Francisco between 20 and 65 years old who were living in small multi-family residences by racial/ethnic categories according to the 1990 U.S. Census. The category “Other” refers to all other racial/ethnic categories from the Census which include non-hispanic American Indian and Alaska Native, and non-hispanic Multi-racial.

Table A2: Prediction of 2010 Census Block Racial Distribution using Racial Classification

	(1)	(2)	(3)	(4)
	Share White	Share Black	Share Hispanic	Share Asian
White	0.385 (0.010)	-0.199 (0.004)	-0.123 (0.006)	-0.064 (0.008)
Hispanic	0.089 (0.011)	-0.178 (0.004)	0.071 (0.007)	0.021 (0.009)
Asian	0.133 (0.011)	-0.199 (0.004)	-0.111 (0.007)	0.180 (0.008)
$R^2$	0.212	0.062	0.129	0.189
Observations	36656	36656	36656	36656

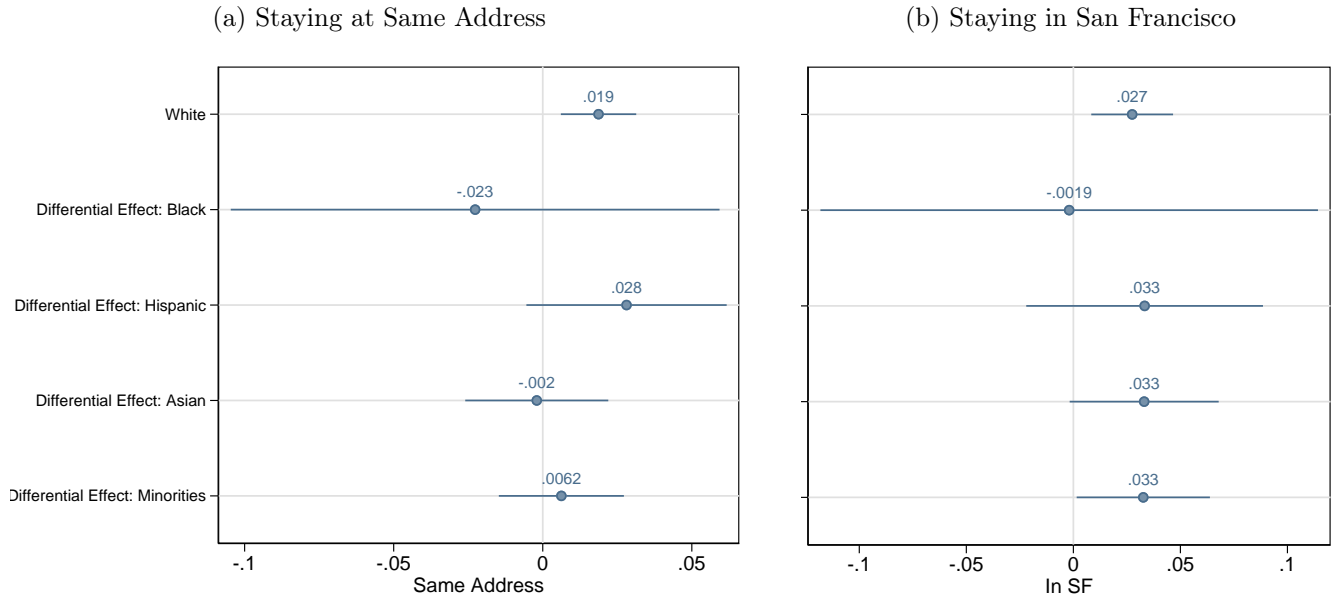
*Notes:* Sample consists of all tenants with a classified race/ethnicity between 20 and 65 years old living in San Francisco as of December 31, 1993 and in multi-family residences with 2 – 4 units that were built during 1900 – 1990. We geocode the 2010 addresses of tenants in our sample to the census block level. The dependent variable is share of white, black, hispanic or asian population in the census block that contains a tenant’s 2010 address. The independent variable is a tenant’s racial classification. black is the omitted category.

Table A3: Treatment Effect on Parcel Level Average Income for Multi-Family Residence (2-4 Units)

	(1)
	Per Capita Income
Treat	1292 (522)
Constant	53084 (514)
Control Mean	45703
Control S.D.	22071
$R^2$	0.398
Observations	24271

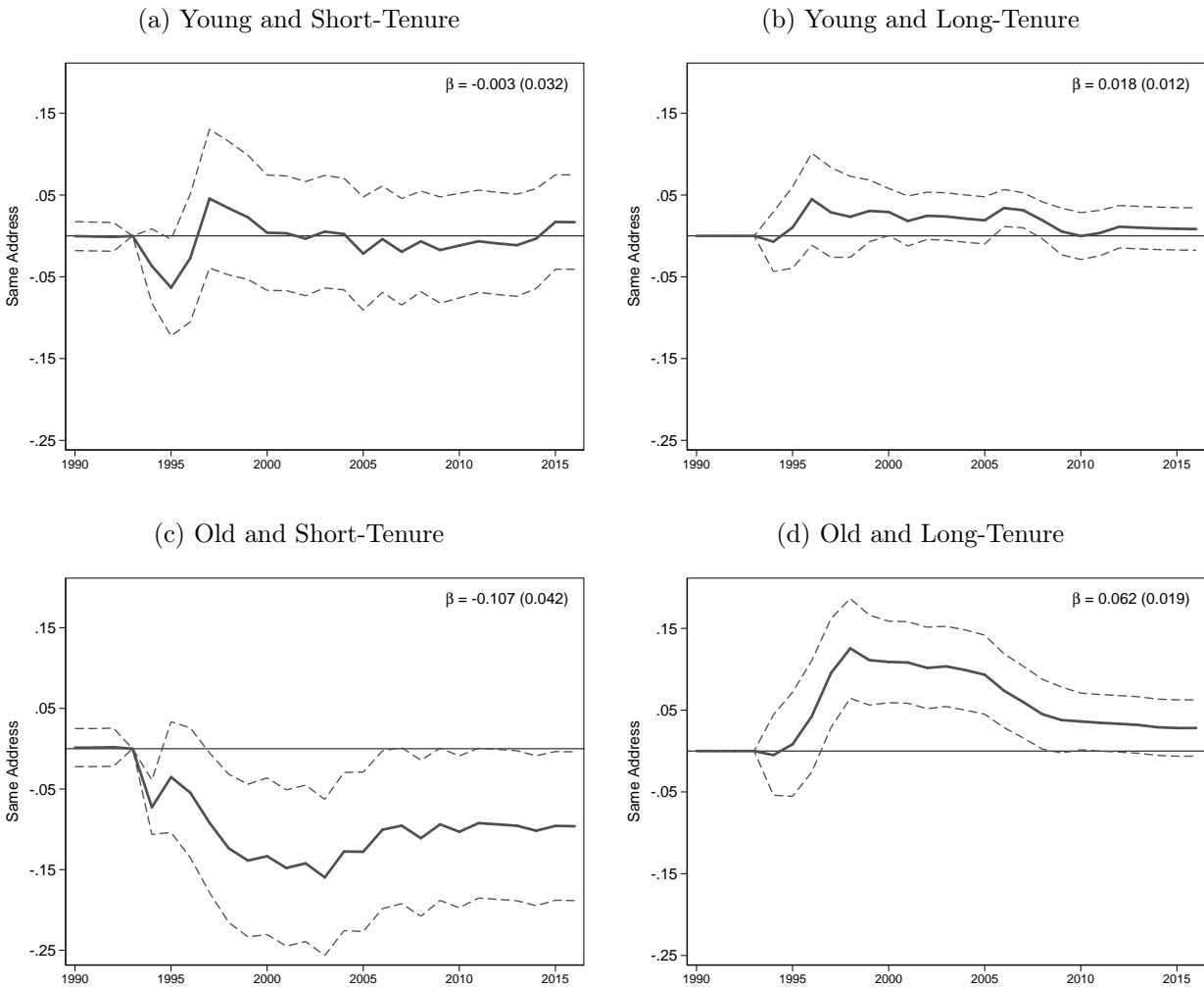
*Notes:* Table reports parcel level regression for the 2015 cross-section of parcels in San Francisco that we can match people living there. We further restricts to parcels that we can match someone living there before 1994. The dependent variable is the average per capita income across individuals living in each parcel. Per capita income is measured in 2010 dollars in the census block group of each individual’s 2010 address. Regression includes zipcode fixed effects. Robust standard errors are reported.

Figure A1: Heterogeneity by Tenant's Race in Tenant Treatment Effect, Full Renter Sample



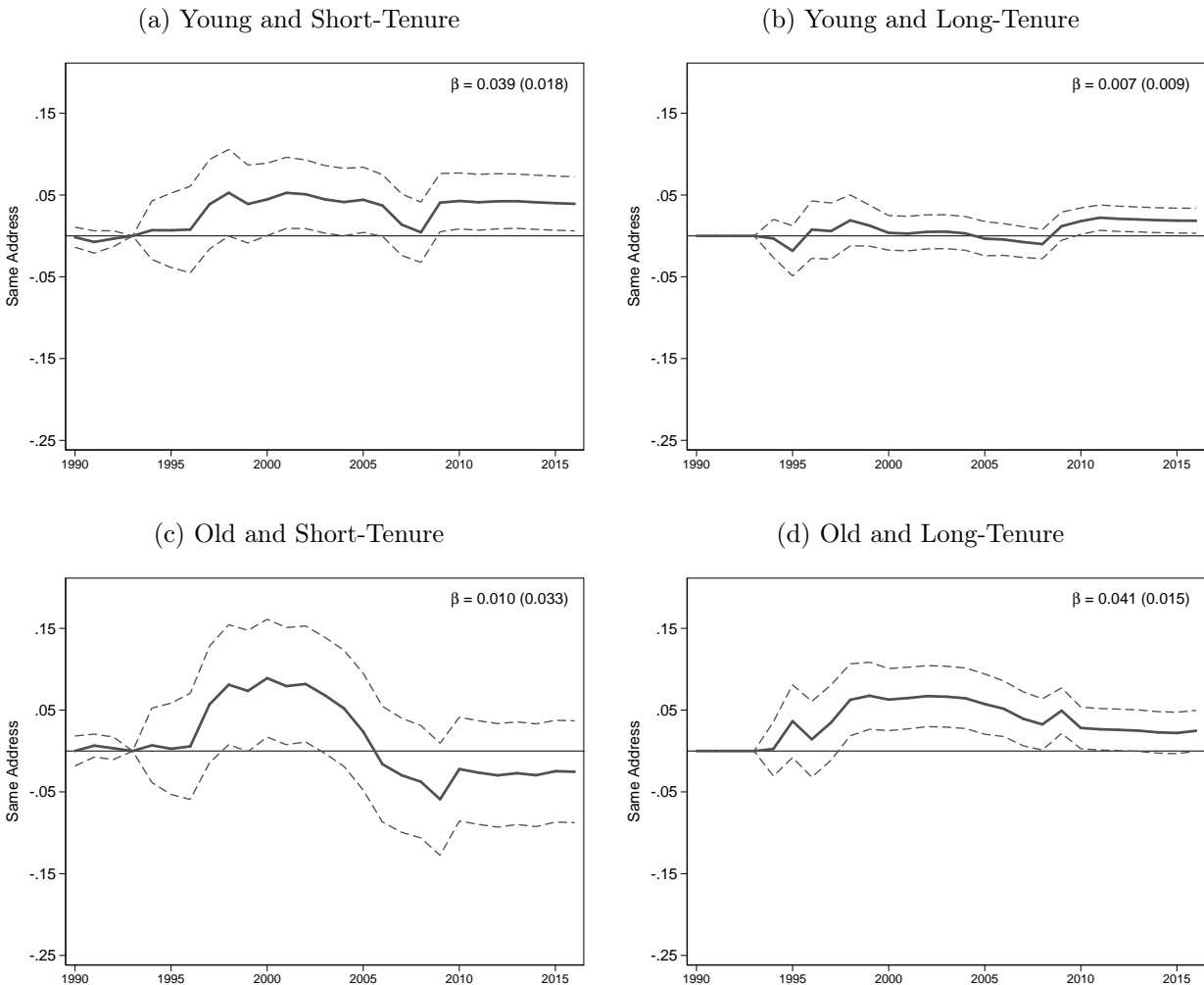
*Notes:* Sample consists of all tenants with between 20 and 65 years old living in San Francisco as of December 31, 1993 and in multi-family residences with 2 – 4 units that were built during 1900 – 1990. For each tenant, we assign a racial/ethnic category that has the maximum racial probability from the set of predicted racial probabilities. For white tenants, we report the average treatment effect in the post-1994 period along with 90% CI. For the other ethnic categories, we report the differential treatment effect in the post-1994 period between white and each ethnic category along with 90% CI. Minorities consist of all ethnic groups other than white. Standard errors are clustered at the person level.

Figure A2: Heterogeneity by Age and Tenure in Treatment Effect of Staying at Same Address within Neighborhoods with High House Price Appreciation



*Notes:* Sample consists of all tenants between 20 and 65 years old living in San Francisco as of December 31, 1993 and in multi-family residences with 2 – 4 units that were built during 1900 – 1990. We first divide individuals into two groups by whether their 1993 zipcode experienced above or below median house price appreciation during 1990 – 2000, and restrict our sample to individuals living in zipcodes that experienced high appreciation. We further sort the sample by age group. The young group refers to residents who were aged 20 – 39 in 1993 and the old group are residents who were aged 40 – 65 in 1993. Finally, we cut the data by number of years the individual has been living at their 1993 address. We define a “long-tenure” group of individuals who had been living at their 1993 address for greater than or equal to four years and a “short-tenure” group of individuals who had been living at their address for less than four years. The treatment effects along with 90% CI are plotted. Standard errors are clustered at the person level. The average treatment effects in the post-1994 period and their standard errors are reported in the upper-right corner.

Figure A3: Heterogeneity by Age and Tenure in Treatment Effect of Staying at Same Address within Neighborhoods with Low House Price Appreciation



*Notes:* Sample consists of all tenants between 20 and 65 years old living in San Francisco as of December 31, 1993 and in multi-family residences with 2 – 4 units that were built during 1900 – 1990. We first divide individuals into two groups by whether their 1993 zipcode experienced above or below median house price appreciation during 1990 – 2000, and restrict our sample to individuals living in zipcodes that experienced low appreciation. We further sort the sample by age group. The young group refers to residents who were aged 20 – 39 in 1993 and the old group are residents who were aged 40 – 65 in 1993. Finally, we cut the data by number of years the individual has been living at their 1993 address. We define a “long-tenure” group of individuals who had been living at their 1993 address for greater than or equal to four years and a “short-tenure” group of individuals who had been living at their address for less than four years. The treatment effects along with 90% CI are plotted. Standard errors are clustered at the person level. The average treatment effects in the post-1994 period and their standard errors are reported in the upper-right corner.