Module 8 Supply and Demand: Price Controls (Ceilings and Floors)

What you will learn in this Module:

- The meaning of price controls, one way government intervenes in markets
- How price controls can create problems and make a market inefficient
- Why economists are often deeply skeptical of attempts to intervene in markets
- Who benefits and who loses from price controls, and why they are used despite their well-known problems

Why Governments Control Prices

You learned in Module 6 that a market moves to equilibrium—that is, the market price moves to the level at which the quantity supplied equals the quantity demanded. But this equilibrium price does not necessarily please either buyers or sellers.

After all, buyers would always like to pay less if they could, and sometimes they can make a strong moral or political case that they should pay lower prices. For example, what if the equilibrium between supply and demand for apartments in a major city leads to rental rates that an average working person can't afford? In that case, a government might well be under pressure to impose limits on the rents landlords can charge.

Sellers, however, would always like to get more money for what they sell, and sometimes they can make a strong moral or political case that they should receive higher prices. For example, consider the labor market: the price for an hour of a worker's time is the wage rate. What if the equilibrium between supply and demand for less skilled workers leads to wage rates that yield an income below the poverty level? In that case, a government might well be pressured to require employers to pay a rate no lower than some specified minimum wage.

In other words, there is often a strong political demand for governments to intervene in markets. And powerful interests can make a compelling case that a market intervention favoring them is "fair." When a government intervenes to regulate prices, we say that it imposes **price controls.** These controls typically take the form of either an upper limit, a **price ceiling,** or a lower limit, a **price floor.**

Unfortunately, it's not that easy to tell a market what to do. As we will now see, when a government tries to legislate prices—whether it legislates them *down* by imposing a price ceiling or *up* by imposing a price floor—there are certain predictable and unpleasant side effects.

Price controls are legal restrictions on how high or low a market price may go. They can take two forms: a **price ceiling,** a maximum price sellers are allowed to charge for a good or service, or a **price floor,** a minimum price buyers are required to pay for a good or service.

We make an important assumption in this module: the markets in question are efficient before price controls are imposed. Markets can sometimes be inefficient—for example, a market dominated by a monopolist, a single seller who has the power to influence the market price. When markets are inefficient, price controls don't necessarily cause problems and can potentially move the market closer to efficiency. In practice, however, price controls often *are* imposed on efficient markets—like the New York City apartment market. And so the analysis in this module applies to many important real-world situations.

Price Ceilings

Aside from rent control, there are not many price ceilings in the United States today. But at times they have been widespread. Price ceilings are typically imposed during crises—wars, harvest failures, natural disasters—because these events often lead to sudden price increases that hurt many people but produce big gains for a lucky few. The U.S. government imposed ceilings on many prices during World War II: the war sharply increased demand for raw materials, such as aluminum and steel, and price controls prevented those with access to these raw materials from earning huge profits. Price controls on oil were imposed in 1973, when an embargo by Arab oil-exporting countries seemed likely to generate huge profits for U.S. oil companies. Price controls were imposed on California's wholesale electricity market in 2001, when a shortage created big profits for a few power-generating companies but led to higher electricity bills for consumers.

Rent control in New York is, believe it or not, a legacy of World War II: it was imposed because wartime production created an economic boom, which increased demand for apartments at a time when the labor and raw materials that might have been used to build them were being used to win the war instead. Although most price controls were removed soon after the war ended, New York's rent limits were retained and gradually extended to buildings not previously covered, leading to some very strange situations.

You can rent a one-bedroom apartment in Manhattan on fairly short notice—if you are able and willing to pay several thousand dollars a month and live in a less-than-desirable area. Yet some people pay only a small fraction of this for comparable apartments, and others pay hardly more for bigger apartments in better locations.

Aside from producing great deals for some renters, however, what are the broader consequences of New York's rent-control system? To answer this question, we turn to the supply and demand model.

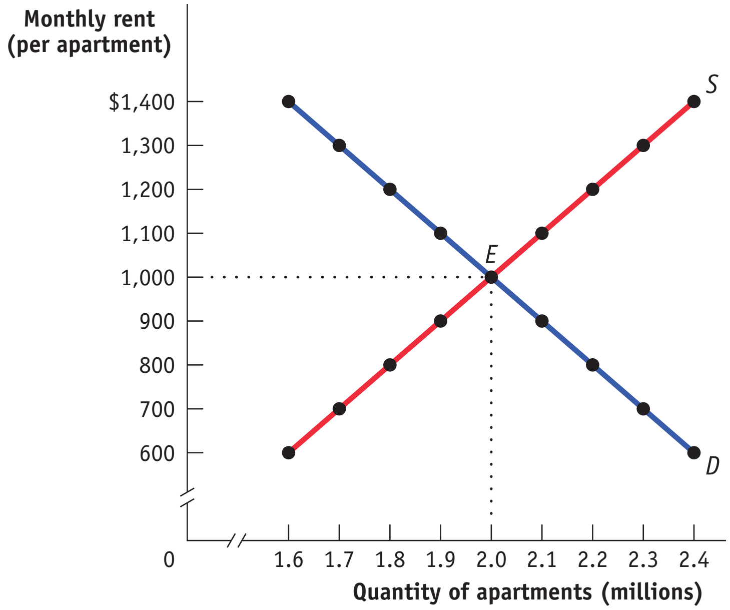
Modeling a Price Ceiling

To see what can go wrong when a government imposes a price ceiling on an efficient market, consider Figure 8.1, which shows a simplified model of the market for apartments in New York. For the sake of simplicity, we imagine that all apartments are exactly the same and so would rent for the same price in an unregulated market. The table in the figure shows the demand and supply schedules; the demand and supply curves are shown on the left. We show the quantity of apartments on the horizontal axis and the monthly rent per apartment on the vertical axis. You can see that in an unregulated market the equilibrium would be at point *E:* 2 million apartments would be rented for $1,000 each per month.

Now suppose that the government imposes a price ceiling, limiting rents to a price below the equilibrium price—say, no more than $800.

Figure 8.2 shows the effect of the price ceiling, represented by the line at $800. At the enforced rental rate of $800, landlords have less incentive to offer apartments, so they won't be willing to supply as many as they would at the equilibrium rate of $1,000. They will choose point *A* on the supply curve, offering only 1.8 million apartments for rent, 200,000 fewer than in the unregulated market. At the same time, more people will want to rent apartments at a price of $800 than at the equilibrium price of $1,000; as shown at point *B* on the demand curve, at a monthly rent of $800 the quantity of apartments

figure 8.1 The Market for Apartments in the Absence of Government Controls



Monthly rent (per apartment)	Quantity of apartments (millions) Quantity demanded	Quantity supplied
$1,400	1.6	2.4
1,300	1.7	2.3
1,200	1.8	2.2
1,100	1.9	2.1
1,000	2.0	2.0
900	2.1	1.9
800	2.2	1.8
700	2.3	1.7
600	2.4	1.6

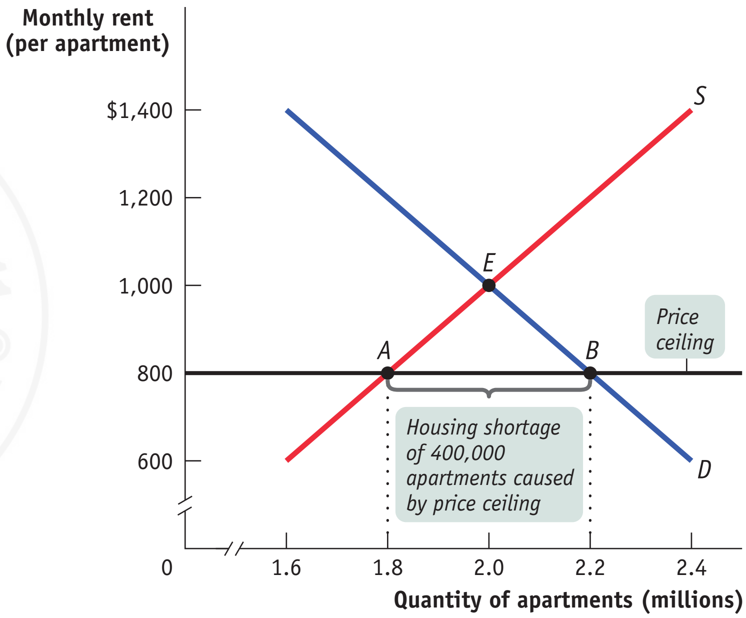
Without government intervention, the market for apartments reaches equilibrium at point *E* with a market rent of $1,000 per month and 2 million apartments rented.

demanded rises to 2.2 million, 200,000 more than in the unregulated market and 400,000 more than are actually available at the price of $800. So there is now a persistent shortage of rental housing: at that price, 400,000 more people want to rent than are able to find apartments.

figure 8.2

The Effects of a Price Ceiling

The black horizontal line represents the government-imposed price ceiling on rents of $800 per month. This price ceiling reduces the quantity of apartments supplied to 1.8 million, point *A*, and increases the quantity demanded to 2.2 million, point *B*. This creates a persistent shortage of 400,000 units: 400,000 people who want apartments at the legal rent of $800 but cannot get them.



Do price ceilings always cause shortages? No. If a price ceiling is set above the equilibrium price, it won't have any effect. Suppose that the equilibrium rental rate on apartments is $1,000 per month and the city government sets a ceiling of $1,200. Who cares? In this case, the price ceiling won't be binding—it won't actually constrain market behavior—and it will have no effect.

Inefficient Allocation to Consumers Rent control doesn't just lead to too few apartments being available. It can also lead to misallocation of the apartments that are available: people who badly need a place to live may not be able to find an apartment, while some apartments may be occupied by people with much less urgent needs.

In the case shown in Figure 8.2, 2.2 million people would like to rent an apartment at $800 per month, but only 1.8 million apartments are available. Of those 2.2 million who are seeking an apartment, some want an apartment badly and are willing to pay a high price to get one. Others have a less urgent need and are only willing to pay a low price, perhaps because they have alternative housing. An efficient allocation of apartments would reflect these differences: people who really want an apartment will get one and people who aren't all that eager to find an apartment won't. In an inefficient distribution of apartments, the opposite will happen: some people who are not especially eager to find an apartment will get one and others who are very eager to find an apartment won't. Because people usually get apartments through luck or personal connections under rent control, it generally results in an **inefficient allocation to consumers** of the few apartments available.

To see the inefficiency involved, consider the plight of the Lees, a family with young children who have no alternative housing and would be willing to pay up to $1,500 for an apartment—but are unable to find one. Also consider George, a retiree who lives most of the year in Florida but still has a lease on the New York apartment he moved into 40 years ago. George pays $800 per month for this apartment, but if the rent were even slightly more—say, $850—he would give it up and stay with his children when he is in New York.

This allocation of apartments—George has one and the Lees do not—is a missed opportunity: there is a way to make the Lees and George both better off at no additional cost. The Lees would be happy to pay George, say, $1,200 a month to sublease his apartment, which he would happily accept since the apartment is worth no more than $849 a month to him. George would prefer the money he gets from the Lees to keeping his apartment; the Lees would prefer to have the apartment rather than the money. So both would be made better off by this transaction—and nobody else would be made worse off.

Generally, if people who really want apartments could sublease them from people who are less eager to live there, both those who gain apartments and those who trade their occupancy for money would be better off. However, subletting is illegal under rent control because it would occur at prices above the price ceiling. The fact that subletting is illegal doesn't mean it never happens. In fact, chasing down illegal subletting is a major business for New York private investigators. A 2007 report in the *New York Times* described how private investigators use hidden cameras and other tricks to prove that the legal tenants in rent-controlled apartments actually live in the suburbs, or even in other states, and have sublet their apartments at two or three times the controlled rent. This subletting is a kind of illegal activity, which we will discuss shortly. For now, just notice that the aggressive pursuit of illegal subletting surely discourages the practice, so there isn't enough subletting to eliminate the inefficient allocation of apartments.

Price ceilings often lead to inefficiency in the form of **inefficient allocation to consumers:** people who want the good badly and are willing to pay a high price don't get it, and those who care relatively little about the good and are only willing to pay a relatively low price do get it.

Price ceilings typically lead to inefficiency in the form of **wasted resources:** people expend money, effort, and time to cope with the shortages caused by the price ceiling.

Wasted Resources Another reason a price ceiling causes inefficiency is that it leads to **wasted resources:** people expend money, effort, and time to cope with the shortages caused by the price ceiling. Back in 1979, U.S. price controls on gasoline led to shortages that forced millions of Americans to spend hours each week waiting in lines at gas stations. The opportunity cost of the time spent in gas lines—the wages not earned, the leisure time not enjoyed—constituted wasted resources from the point of view of consumers and of the economy as a whole. Because of rent control, the Lees will spend all their spare time for several months searching for an apartment, time they would rather have spent working or engaged in family activities. That is, there is an opportunity cost to the Lees' prolonged search for an apartment—the leisure or income they had to forgo. If the market for apartments worked freely, the Lees would quickly find an apartment at the equilibrium rent of $1,000, leaving them time to earn more or to enjoy themselves—an outcome that would make them better off without making anyone else worse off. Again, rent control creates missed opportunities.

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Signs advertising apartments to rent or sublet are common in New York City.

Inefficiently Low Quality Yet another way a price ceiling causes inefficiency is by causing goods to be of inefficiently low quality. **Inefficiently low quality** means that sellers offer low-quality goods at a low price even though buyers would rather have higher quality and are willing to pay a higher price for it.

Again, consider rent control. Landlords have no incentive to provide better conditions because they cannot raise rents to cover their repair costs but are able to find tenants easily. In many cases, tenants would be willing to pay much more for improved conditions than it would cost for the landlord to provide them—for example, the upgrade of an antiquated electrical system that cannot safely run air conditioners or computers. But any additional payment for such improvements would be legally considered a rent increase, which is prohibited. Indeed, rent-controlled apartments are notoriously badly maintained, rarely painted, subject to frequent electrical and plumbing problems, sometimes even hazardous to inhabit. As one former manager of Manhattan buildings explained, "At unregulated apartments we'd do most things that the tenants requested. But on the rent-regulated units, we did absolutely only what the law required. . . . We had a perverse incentive to make those tenants unhappy. With regulated apartments, the ultimate objective is to get people out of the building [because rents can be raised for new tenants]."

This whole situation is a missed opportunity—some tenants would be happy to pay for better conditions, and landlords would be happy to provide them for payment. But such an exchange would occur only if the market were allowed to operate freely.

Black Markets And that leads us to a last aspect of price ceilings: the incentive they provide for illegal activities, specifically the emergence of **black markets.** We have already described one kind of black market activity—illegal subletting by tenants. But it does not stop there. Clearly, there is a temptation for a landlord to say to a potential tenant, "Look, you can have the place if you slip me an extra few hundred in cash each month"—and for the tenant to agree, if he or she is one of those people who would be willing to pay much more than the maximum legal rent.

What's wrong with black markets? In general, it's a bad thing if people break *any* law because it encourages disrespect for the law in general. Worse yet, in this case illegal activity worsens the position of those who try to be honest. If the Lees are scrupulous about upholding the rent-control law but other people—who may need an apartment less than the Lees—are willing to bribe landlords, the Lees may *never* find an apartment.

So Why Are There Price Ceilings?

We have seen three common results of price ceilings:

- a persistent shortage of the good
- inefficiency arising from this persistent shortage in the form of inefficiently low quantity, inefficient allocation of the good to consumers, resources wasted in searching for the good, and the inefficiently low quality of the good offered for sale
- the emergence of illegal, black market activity

Given these unpleasant consequences, why do governments still sometimes impose price ceilings? Why does rent control, in particular, persist in New York?

One answer is that although price ceilings may have adverse effects, they do benefit some people. In practice, New York's rent-control rules—which are more complex than our

Price ceilings often lead to inefficiency in that the goods being offered are of **inefficiently low quality:** sellers offer low quality goods at a low price even though buyers would prefer a higher quality at a higher price.

A **black market** is a market in which goods or services are bought and sold illegally—either because it is illegal to sell them at all or because the prices charged are legally prohibited by a price ceiling.

The **minimum wage** is a legal floor on the wage rate, which is the market price of labor.

simple model—hurt most residents but give a small minority of renters much cheaper housing than they would get in an unregulated market. And those who benefit from the controls may be better organized and more vocal than those who are harmed by them.

Also, when price ceilings have been in effect for a long time, buyers may not have a realistic idea of what would happen without them. In our previous example, the rental rate in an unregulated market (Figure 8.1) would be only 25% higher than in the regulated market (Figure 8.2): $1,000 instead of $800. But how would renters know that? Indeed, they might have heard about black market transactions at much higher prices—the Lees or some other family paying George $1,200 or more—and would not realize that these black market prices are much higher than the price that would prevail in a fully unregulated market.

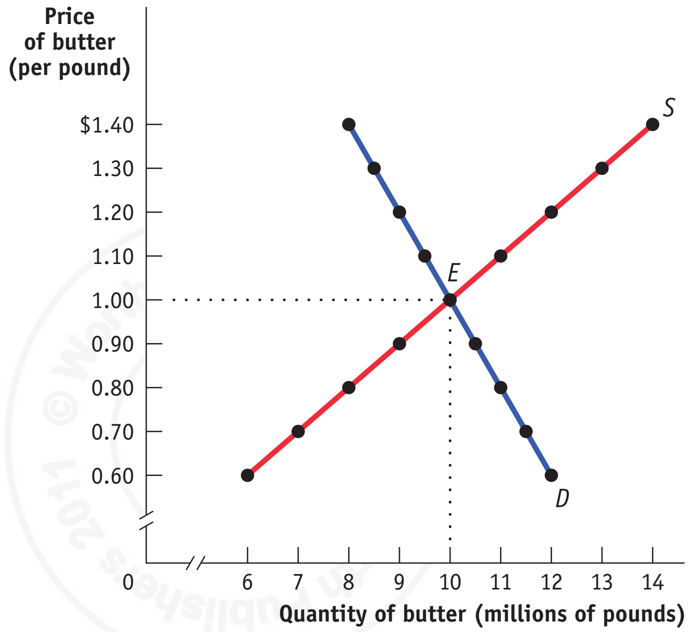
A last answer is that government officials often do not understand supply and demand analysis! It is a great mistake to suppose that economic policies in the real world are always sensible or well informed.

Price Floors

Sometimes governments intervene to push market prices up instead of down. *Price floors* have been widely legislated for agricultural products, such as wheat and milk, as a way to support the incomes of farmers. Historically, there were also price floors on such services as trucking and air travel, although these were phased out by the U.S. government in the 1970s. If you have ever worked in a fast-food restaurant, you are likely to have encountered a price floor: governments in the United States and many other countries maintain a lower limit on the hourly wage rate of a worker's labor—that is, a floor on the price of labor—called the **minimum wage.**

Just like price ceilings, price floors are intended to help some people but generate predictable and undesirable side effects. Figure 8.3 shows hypothetical supply and demand

figure 8.3 The Market for Butter in the Absence of Government Controls



Price of butter (per pound)	Quantity of butter (millions of pounds): Quantity demanded	Quantity supplied
$1.40	8.0	14.0
1.30	8.5	13.0
1.20	9.0	12.0
1.10	9.5	11.0
1.00	10.0	10.0
0.90	10.5	9.0
0.80	11.0	8.0
0.70	11.5	7.0
0.60	12.0	6.0

Without government intervention, the market for butter reaches equilibrium at a price of $1 per pound with 10 million pounds of butter bought and sold.

curves for butter. Left to itself, the market would move to equilibrium at point *E,* with 10 million pounds of butter bought and sold at a price of $1 per pound.

Now suppose that the government, in order to help dairy farmers, imposes a price floor on butter of $1.20 per pound. Its effects are shown in Figure 8.4, where the line at $1.20 represents the price floor. At a price of $1.20 per pound, producers would want to supply 12 million pounds (point *B* on the supply curve) but consumers would want to buy only 9 million pounds (point *A* on the demand curve). So the price floor leads to a persistent surplus of 3 million pounds of butter.

Does a price floor always lead to an unwanted surplus? No. Just as in the case of a price ceiling, the floor may not be binding—that is, it may be irrelevant. If the equilibrium price of butter is $1 per pound but the floor is set at only $0.80, the floor has no effect.

But suppose that a price floor *is* binding: what happens to the unwanted surplus? The answer depends on government policy. In the case of agricultural price floors, governments buy up unwanted surplus. As a result, the U.S. government has at times found itself warehousing thousands of tons of butter, cheese, and other farm products. (The European Commission, which administers price floors for a number of European countries, once found itself the owner of a so-called butter mountain, equal in weight to the entire population of Austria.) The government then has to find a way to dispose of these unwanted goods.

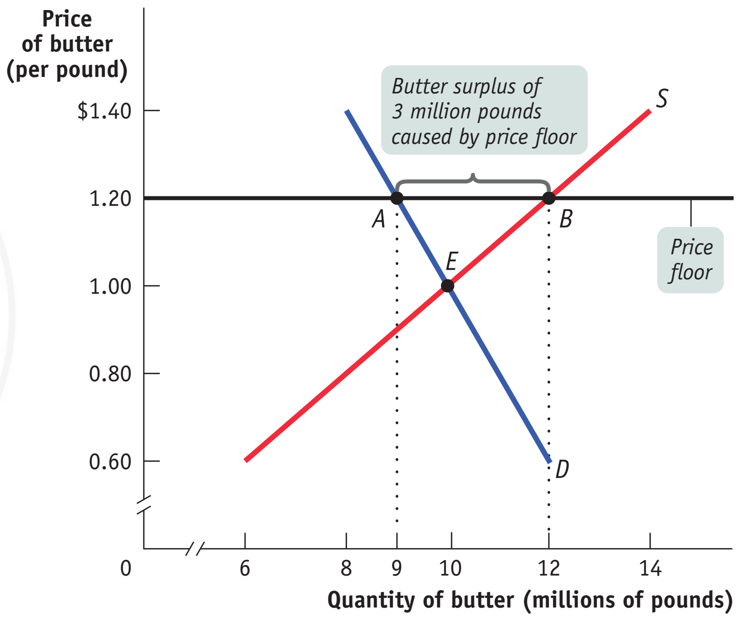
Some countries pay exporters to sell products at a loss overseas; this is standard procedure for the European Union. The United States gives surplus food away to schools, which use the products in school lunches. In some cases, governments have actually destroyed the surplus production. To avoid the problem of dealing with the unwanted surplus, the U.S. government typically pays farmers not to produce the products at all.

When the government is not prepared to purchase the unwanted surplus, a price floor means that would-be sellers cannot find buyers. This is what happens when there is a price floor on the wage rate paid for an hour of labor, the *minimum wage:* when the minimum wage is above the equilibrium wage rate, some people who are willing to work—that is, sell labor—cannot find buyers—that is, employers—willing to give them jobs.

figure 8.4

The Effects of a Price Floor

The dark horizontal line represents the government-imposed price floor of $1.20 per pound of butter. The quantity of butter demanded falls to 9 million pounds, and the quantity supplied rises to 12 million pounds, generating a persistent surplus of 3 million pounds of butter.



in real life

Price Floors and School Lunches

When you were in grade school, did your school offer free or very cheap lunches? If so, you were probably a beneficiary of price floors.

Where did all the cheap food come from? During the 1930s, when the U.S. economy was going through the Great Depression, a prolonged economic slump, prices were low and farmers were suffering severely. In an effort to help rural Americans, the U.S. government imposed price floors on a number of agricultural products. The system of agricultural price floors—officially called price support programs—continues to this day. Among the products subject to price support are sugar and various dairy products; at times grains, beef, and pork have also had a minimum price.

The big problem with any attempt to impose a price floor is that it creates a surplus. To some extent the U.S. Department of Agriculture has tried to head off surpluses by taking steps to reduce supply; for example, by paying farmers *not* to grow crops. As a last resort, however, the U.S. government has been willing to buy up the surplus, taking the excess supply off the market.

But then what? The government has to find a way to get rid of the agricultural products it has bought. It can't just sell them: that would depress market prices, forcing the government to buy the stuff right back. So it has to give it away in ways that don't depress market prices. One of the ways it does this is by giving surplus food, free, to school lunch programs. These gifts are known as "bonus foods." Along with financial aid, bonus foods are what allow many school districts to provide free or very cheap lunches to their students. Is this a story with a happy ending?

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Not really. Nutritionists, concerned about growing child obesity in the United States, place part of the blame on those bonus foods. Schools get whatever the government has too much of—and that has tended to include a lot of dairy products, beef, and corn, and not much in the way of fresh vegetables or fruit. As a result, school lunches that make extensive use of bonus foods tend to be very high in fat and calories. So this is a case in which there is such a thing as a free lunch—but this lunch may be bad for your health.

How a Price Floor Causes Inefficiency

The persistent surplus that results from a price floor creates missed opportunities—inefficiencies—that resemble those created by the shortage that results from a price ceiling.

Inefficiently Low Quantity Because a price floor raises the price of a good to consumers, it reduces the quantity of that good demanded; because sellers can't sell more units of a good than buyers are willing to buy, a price floor reduces the quantity of a good bought and sold below the market equilibrium quantity. Notice that this is the *same* effect as a price ceiling. You might be tempted to think that a price floor and a price ceiling have opposite effects, but both have the effect of reducing the quantity of a good bought and sold.

Inefficient Allocation of Sales Among Sellers Like a price ceiling, a price floor can lead to *inefficient allocation*—but in this case **inefficient allocation of sales among sellers** rather than inefficient allocation to consumers.

An episode from the Belgian movie *Rosetta,* a realistic fictional story, illustrates the problem of inefficient allocation of selling opportunities quite well. Like many European countries, Belgium has a high minimum wage, and jobs for young people are scarce. At one point Rosetta, a young woman who is very eager to work, loses her job at a fast-food stand because the owner of the stand replaces her with his son—a very reluctant worker. Rosetta would be willing to work for less money, and with the money he would save, the owner could give his son an allowance and let him do something else. But to hire Rosetta for less than the minimum wage would be illegal.

Price floors lead to **inefficient allocation of sales among sellers:** those who would be willing to sell the good at the lowest price are not always those who manage to sell it.

Wasted Resources Also like a price ceiling, a price floor generates inefficiency by *wasting resources.* The most graphic examples involve government purchases of the unwanted surpluses of agricultural products caused by price floors. When the surplus production is simply destroyed, and when the stored produce goes, as officials euphemistically put it, "out of condition" and must be thrown away, it is pure waste.

Price floors also lead to wasted time and effort. Consider the minimum wage. Would-be workers who spend many hours searching for jobs, or waiting in line in the hope of getting jobs, play the same role in the case of price floors as hapless families searching for apartments in the case of price ceilings.

Inefficiently High Quality Again like price ceilings, price floors lead to inefficiency in the quality of goods produced.

We've seen that when there is a price ceiling, suppliers produce goods that are of inefficiently low quality: buyers prefer higher-quality products and are willing to pay for them, but sellers refuse to improve the quality of their products because the price ceiling prevents their being compensated for doing so. This same logic applies to price floors, but in reverse: suppliers offer goods of **inefficiently high quality.**

Price floors often lead to inefficiency in that goods of **inefficiently high quality** are offered: sellers offer high-quality goods at a high price, even though buyers would prefer a lower quality at a lower price.

How can this be? Isn't high quality a good thing? Yes, but only if it is worth the cost. Suppose that suppliers spend a lot to make goods of very high quality but that this quality isn't worth much to consumers, who would rather receive the money spent on that quality in the form of a lower price. This represents a missed opportunity: suppliers and buyers could make a mutually beneficial deal in which buyers got goods of lower quality for a much lower price.

A good example of the inefficiency of excessive quality comes from the days when transatlantic airfares were set artificially high by international treaty. Forbidden to compete for customers by offering lower ticket prices, airlines instead offered expensive services, like lavish in-flight meals that went largely uneaten. At one point the regulators tried to restrict this practice by defining maximum service standards—for example, that snack service should consist of no more than a sandwich. One airline then introduced what it called a "Scandinavian Sandwich," a towering affair that forced the convening of another conference to define *sandwich*. All of this was wasteful, especially considering that what passengers really wanted was less food and lower airfares.

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Since the deregulation of U.S. airlines in the 1970s, American passengers have experienced a large decrease in ticket prices accompanied by a decrease in the quality of in-flight service—smaller seats, lower-quality food, and so on. Everyone complains about the service—but thanks to lower fares, the number of people flying on U.S. carriers has grown several hundred percent since airline deregulation.

Illegal Activity Finally, like price ceilings, price floors provide incentives for illegal activity. For example, in countries where the minimum wage is far above the equilibrium wage rate, workers desperate for jobs sometimes agree to work off the books for employers who conceal their employment from the government—or bribe the government inspectors. This practice, known in Europe as "black labor," is especially common in southern European countries such as Italy and Spain.

So Why Are There Price Floors?

To sum up, a price floor creates various negative side effects:

- a persistent surplus of the good
- inefficiency arising from the persistent surplus in the form of inefficiently low quantity, inefficient allocation of sales among sellers, wasted resources, and an inefficiently high level of quality offered by suppliers
- the temptation to engage in illegal activity, particularly bribery and corruption of government officials

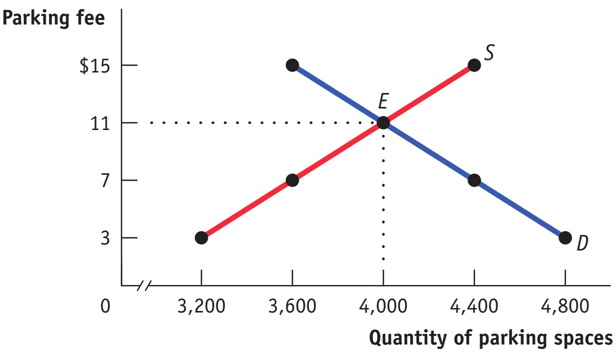
So why do governments impose price floors when they have so many negative side effects? The reasons are similar to those for imposing price ceilings. Government officials often disregard warnings about the consequences of price floors either because they believe that the relevant market is poorly described by the supply and demand model or, more often, because they do not understand the model. Above all, just as price ceilings are often imposed because they benefit some influential buyers of a good, price floors are often imposed because they benefit some influential sellers.

Module 8 Review

Solutions appear at the back of the book.

Check Your Understanding

1. On game days, homeowners near Middletown University's stadium used to rent parking spaces in their driveways to fans at a going rate of $11. A new town ordinance now sets a maximum parking fee of $7. Use the accompanying supply and demand diagram to explain how each of the following can result from the price ceiling.



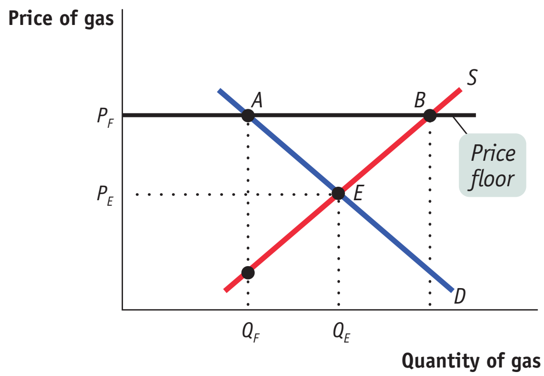
   a. Some homeowners now think it's not worth the hassle to rent out spaces.
   b. Some fans who used to carpool to the game now drive alone.
   c. Some fans can't find parking and leave without seeing the game.

   Explain how each of the following adverse effects arises from the price ceiling.

   d. Some fans now arrive several hours early to find parking.
   e. Friends of homeowners near the stadium regularly attend games, even if they aren't big fans. But some serious fans have given up because of the parking situation.
   f. Some homeowners rent spaces for more than $7 but pretend that the buyers are nonpaying friends or family.

2. True or false? Explain your answer. A price ceiling below the equilibrium price in an otherwise efficient market does the following:
   a. increases quantity supplied
   b. makes some people who want to consume the good worse off
   c. makes all producers worse off

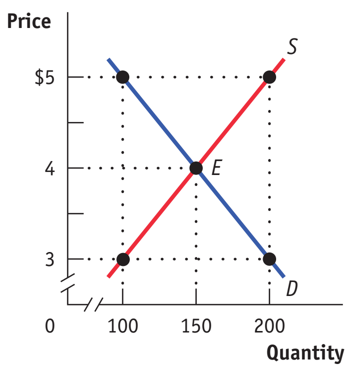
3. The state legislature mandates a price floor for gasoline of P_F per gallon. Assess the following statements and illustrate your answer using the figure provided.



   a. Proponents of the law claim it will increase the income of gas station owners. Opponents claim it will hurt gas station owners because they will lose customers.
   b. Proponents claim consumers will be better off because gas stations will provide better service. Opponents claim consumers will be generally worse off because they prefer to buy gas at cheaper prices.
   c. Proponents claim that they are helping gas station owners without hurting anyone else. Opponents claim that consumers are hurt and will end up doing things like buying gas in a nearby state or on the black market.

Multiple-Choice Questions

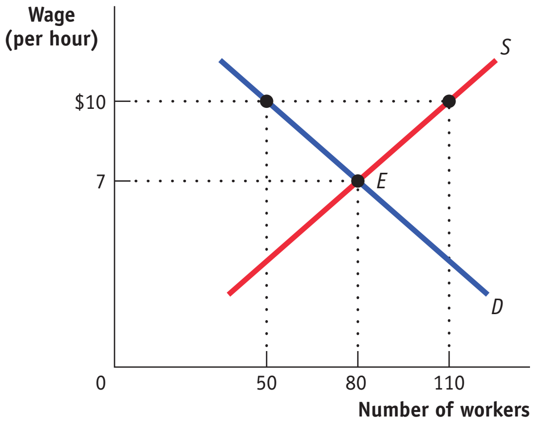
1. To be effective, a price ceiling must be set
   I. above the equilibrium price.
   II. in the housing market.
   III. to achieve the equilibrium market quantity.
   a. I
   b. II
   c. III
   d. I, II, and III
   e. None of the above



2. Refer to the graph provided. A price floor set at $5 will result in
   a. a shortage of 100 units.
   b. a surplus of 100 units.
   c. a shortage of 200 units.
   d. a surplus of 200 units.
   e. a surplus of 50 units.

3. Effective price ceilings are inefficient because they
   a. create shortages.
   b. lead to wasted resources.
   c. decrease quality.
   d. create black markets.
   e. do all of the above.

4. Refer to the graph provided. If the government establishes a minimum wage at $10, how many workers will benefit from the higher wage?



   a. 30
   b. 50
   c. 60
   d. 80
   e. 110

5. Refer to the graph for question 4. With a minimum wage of $10, how many workers are unemployed (would like to work, but are unable to find a job)?
   a. 30
   b. 50
   c. 60
   d. 80
   e. 110

Critical-Thinking Question

Draw a correctly labeled graph of a housing market in equilibrium. On your graph, illustrate an effective legal limit (ceiling) on rent. Identify the quantity of housing demanded, the quantity of housing supplied, and the size of the resulting surplus or shortage.