Roberta DiMezza

From: Tyler Bernadyn <user@votervoice.net>
Sent: Tuesday, March 18, 2025 11:41 PM
To: House Judiciary Committee
Subject: OPPOSE H5264 & 5676

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Dear Committee Clerk DiMezza,

I find it important to read the language in this bill. Rent is capped at a maximum of 4% regardless of inflation. That is insane. Rent control in general is a very slippery slope and something that needs to be viewed not just from the renters perspective, but that of tax paying home providing landlords.

Rhode Island should not pass rent control because it would reduce the supply of rental housing, discourage new construction, and lead to deteriorating property conditions. Studies from San Francisco (Diamond et al., 2019) and Cambridge, MA (Autor et al., 2014) show that rent control causes landlords to convert rental units into condos, shrinking the housing supply and making rents higher for new tenants. In New York City, rent-controlled apartments remain occupied by long-term tenants, even when their housing needs change, leading to inefficient use of space and worsening shortages. Sweden's rent control system has resulted in decades-long waiting lists for apartments, proving that strict price caps do not guarantee availability. A 2012 survey of economists by the University of Chicago found that 93% agreed rent control reduces housing supply and quality. Instead of rent control, Rhode Island should focus on zoning reform, tax incentives for affordable housing development, and tenant assistance programs to improve affordability without driving landlords out of the rental market.

Sincerely,

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