

Roberta DiMezza

From: ALLEN DENNISON, MD <user@votervoice.net>
Sent: Tuesday, March 18, 2025 11:46 PM
To: House Judiciary Committee
Subject: Support H5917, H5918, & H 5906 Changes to Lead & Registry

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

My name is Allen Dennison. My wife and I are physicians, in adult primary care and pediatrics respectively and the owners of 428 Hope Street, a 6 unit 1 bedroom apartment building on the East side of Providence. We are currently on waiting list for lead abatement and inspections. There is a shortage of vendors available for both these activities which we support. We have no children in our property due to the small size of the units and unsuitability for families. We are lower priority than units occupied by families. In 40 years of practice I saw one case of lead poisoning and that was a sandblaster paint removing worker on the Newport - Jamestown Bridge. My wife the pediatrician has of course seen and treated multiple cases of lead poisoning from lead paint some mild some devastating. This legislation will permit our current labor force do the most important properties first. We don't want to dodge our obligations but rather focus the resources where they can protect the vulnerable children.

It is important that we strike a balance with the new lead & rental registry law. The reality of the situation is that the all-encompassing approach has caused a massive burden on an already strained system. Rhode Island does not currently have the capacity to do what the new law calls for. The increase in demand without a labor supply, coupled with inflation, during an already troubling housing crisis, is a worrisome problem that is not going to go away anytime soon. The rental housing market is slated to incur millions of dollars in additional operational expenses as a direct result of this legislation. This undoubtedly will be passed on to tenants unless something is done now. We must focus our efforts where it counts - children under 6 - and leave the rest of our housing stock for a time that makes sense. Preserving affordability and housing availability in our state is imperative, including for our aging, fixed-income populations, that are not at-risk of possible lead exposure. Thank you for considering these carefully crafted pieces of legislation.

Sincerely,

ALLEN DENNISON
325 Newman Ave
Rumford, RI 02916
JAMDMD@AOL.COM