

Roberta DiMezza

From: Rep. Casimiro, Julie A.
Sent: Wednesday, March 19, 2025 3:04 PM
To: Roberta DiMezza
Subject: Fw: SUPPORT H5917, H5918, & H5906 Lead Law Reform

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More testimony...

From: Austin Donaldson <donnie1414@gmail.com>
Sent: Wednesday, March 19, 2025 1:09 PM
To: Rep. Casimiro, Julie A. <rep-casimiro@rilegislature.gov>
Subject: Re: SUPPORT H5917, H5918, & H5906 Lead Law Reform

Representative Casimiro -

Thanks for your response. Please let me know if I can be of any assistance through this process! We rent to college students that are generally not at risk. The cost of these inspections has skyrocketed with Massachusetts inspectors charging a premium and little to no availability from RI inspectors. To inspect all of our units it would cost around \$100k every two years, excluding any repairs and remediation.

Again please let me know if I can be of assistance. The company I work for is Amicus Properties (The 02908 Club).

Best,
Austin Donaldson
(401) 225-0260

On Mar 19, 2025, at 8:20 AM, Rep. Casimiro, Julie A. <rep-casimiro@rilegislature.gov> wrote:

Thank you. It was a very long hearing last night. I will add your comments to the testimony.

Thank you!

Julie

From: Austin Donaldson <user@votervoice.net>
Sent: Tuesday, March 18, 2025 11:46 PM
To: Rep. Casimiro, Julie A. <rep-casimiro@rilegislature.gov>
Subject: SUPPORT H5917, H5918, & H5906 Lead Law Reform

Dear Representative Casimiro,

I am writing to you to express my concern for the current rental registry and lead law. I fully support changes being made so that this law does as it is intended and reduces the burden and cost on the

housing market. I fully support the proposed changes of The Rhode Island Coalition of Housing Providers.

It is essential to guarantee that the state cannot use AI technology to generate information for any public-facing registry, now or in the future. The use of AI during the registry rollout was deeply concerning, as it produced numerous errors, including incorrect property details, inaccurate status designations (rental vs. owner-occupied), misclassification of in-state and out-of-state landlords, and incorrect categorizations of landlords by size. While AI can be a useful tool, it is far from 100% reliable. Furthermore, the information that was published was neither required nor authorized by law. The law explicitly states that the registry should only contain information provided directly by landlords. This misuse of AI should never have been allowed.

As a landlord, I fully support lead-safe housing for at-risk occupants. However, data indicates that approximately 15% or fewer rental households include children under six—the group most vulnerable to lead exposure, as defined by multiple state lead laws. Efforts should be targeted toward this specific segment rather than implementing a broad, all-encompassing approach that is unrealistic and unattainable. Overloading an already strained system with additional requirements will not effectively protect children.

Although the state has doubled its inventory of lead inspectors, the majority are from out of state—some traveling as far as two hours. Understandably, inspection costs have also doubled in many cases. Despite these changes, the system remains overwhelmed, with landlords experiencing months-long wait times for inspections. There is still no efficient system in place to facilitate timely lead inspections, further complicating compliance efforts.

Thank you for taking the time to consider these much-needed changes outlined in the proposals mentioned above.

Sincerely,

Austin Donaldson
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North Kingstown, RI 02852
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