

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Angelo Kapsimals <user@votervoice.net>
Sent: Monday, March 16, 2026 10:49 AM
To: House Judiciary Committee
Subject: Oppose H7034 (making criminals a protected class)

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

I strongly oppose this bill proposal.

While the intent of House Bill 7034 is to prevent housing discrimination, the legislation as written creates significant risks for property owners, existing tenants, and the Rhode Island housing market at large. By prohibiting landlords from considering prior incarceration, the bill removes a critical tool for maintaining safe and stable communities.

Restricting a landlord's ability to screen for violent offenses or serious criminal history - including sex offenses - places other tenants and families at risk. Without this information, property owners face increased legal liability and higher insurance premiums.

Landlords must be able to assess risks related to fraud, property damage, and financial instability. Forcing owners to rent "blind" increases the likelihood of lease violations, non-payment, and costly eviction proceedings.

These added risks may discourage investment in the rental market. Owners may choose to convert units into condominiums or short-term rentals to avoid these regulations, ultimately reducing the supply of affordable housing and driving up rents for everyone.

Responsible, long-term tenants deserve to feel secure in their homes. If landlords cannot ensure a safe environment, rental communities may face higher turnover rates as residents seek safer housing elsewhere.

A more balanced approach is needed, one that supports the rehabilitation of formerly incarcerated individuals without stripping property owners of their right to make informed decisions. I urge the legislature to seek a solution that protects the rights of all Rhode Islanders to live in safe, well-managed communities.

Sincerely,

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