

Roberta DiMezza

From: Deb Capoverde <debcapoverde@gmail.com>
Sent: Tuesday, March 17, 2026 12:36 PM
To: House Judiciary Committee; SLegislation
Subject: Fwd: OPPOSITION to rent control ordinance

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From: **Deb Capoverde** <debcapoverde@gmail.com>
Date: Mon, Mar 16, 2026 at 10:35 AM
Subject: OPPOSITION to rent control ordinance
To: <sen-lauria@rilegislature.gov>, <rep-knight@rilegislature.gov>

To All It May Concern:

I am writing to express my OPPOSITION to the Rent Control Ordinance being introduced in the City of Providence as well as Statewide.

Doubtless the Advocates of these Ordinances are well intentioned. But I must ask why these Advocates are ignoring studies that show that these measures do not work.

The authors of these studies have no vested interest in the current proposals being put forth. And they consistently note that rent control can contribute to the deterioration of a city. So why are they being disregarded?

I quote from 3 articles.

Economist Paul Krugman writes in the NY Times in 2000:
“Reckonings; A Rent Affair”

“The analysis of rent control is among the best understood issues in all of economics, and - among economists anyway - one of the least controversial.”

A “1992 poll of the American Economic Association found that 93% of its members AGREEING (emphasis mine) that a ‘ceiling on rents reduces the quality & quantity of housing’”

“So now you know why Economists are useless: when they do understand something, people don’t want to hear about it.”

***Judge Glock, A Senior Director of Policy & Research at the Cicero Institute, a non partisan think tank, writes in the Free Press in September 2025:

“Is There A Dumber Policy Than Rent Control?”

...”Yet one of the most CONSISTENT (emphasis mine) findings of the literature is that buildings under rent control stop getting maintained & fall into decay”

“Many researchers trot out the late Swedish economist Assad Lindbecks ‘famous line that rent control appears to be the most efficient technique presently known to destroy a city - except for bombing”.

***From a January 2026 Wall Street Journal Editorial titled:

“The Rent Control Slums of New York”

“New Mayor Zohran Mamdani said last night that his ‘first major action’ as Mayor of New York City would be to intervene in the bankruptcy of Pinnacle Group to protect tenants in apartments that have fallen into disrepair because of - wait for it - rent control”

There is much publication documenting the failures of rent control. So I urge any landlord, council person, legislator, tenant, or resident to research the topic of rent control to educate themselves fully on the negative consequences.

Some articles to research:

Georgetown Journal on Poverty Law & Policy
March 27, 2025

“When Good Intentions Backfire: How New York’s Rent Laws Harm the Most Vulnerable”

The Daily Economy
October 1, 2025

“The big Chill: Mamdani’s Rent Freeze Fantasy”

The New York Times
February 17, 2025

“Why Are So Many New York Apartments Empty? Rent Laws”

CORRECTION

Above article is dated February 17, 2026

I reiterate my OPPOSITION to the Rent Control Ordinance.

Respectfully Submitted
Deborah Capoverde
Former landlord