

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of joseph furtado <user@votervoice.net>  
**Sent:** Monday, May 4, 2026 5:43 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL - H8108

Dear Committee Clerk DiMezza,

This is totally the wrong way to go about this rents will be raised 4% every year. If this goes through taxes will be raised accordingly and taxes are out of control. Now, people will be selling their homes or abandoning them. And there will be no taxes to collect use common sense

I respectfully submit testimony in opposition to H8108 (Rent Control)

The discussion around this proposal is not a landlord-tenant dispute; it is a statewide economic policy that will shape housing availability, investment decisions, and the cost of living across Rhode Island. Even individuals or properties that appear exempt would still experience its consequences, because regulating prices changes behavior throughout the entire housing market — influencing lending, insurance, screening practices, reinvestment, and whether housing is created at all.

The bill would also require a substantial administrative system. Boards, hearings, compliance review, and enforcement actions cost millions of dollars to operate while producing no additional housing supply. Rhode Island's limited public resources would be better directed toward targeted and proven approaches that assist residents who are struggling to afford housing rather than maintaining a permanent regulatory bureaucracy.

There is also a tax impact. When regulated properties lose value or stagnate, municipalities must still fund schools, public safety services, and essential services. That burden does not disappear — it shifts, most often onto single-family homeowners.

Across decades of research, economists broadly agree that rent control reduces housing supply and worsens long-term affordability for the following reasons:

- Market distortion — Artificial price ceilings separate rents from supply and demand, discouraging participation in the rental market and creating shortages.
- Declining housing quality — Limited income potential reduces the ability and incentive to maintain or improve properties.
- Allocation inefficiency — Subsidies are not reliably targeted to those most in need, while others cannot find available housing.
- Reduced investment — New construction and reinvestment become less financially viable, slowing housing creation.
- Unintended consequences — Supply shrinks, screening becomes stricter, and housing shifts to alternative uses.
- Market segmentation — A divided market forms between controlled and uncontrolled units, increasing disparities.
- Administrative burden — Complex rules require ongoing enforcement and litigation at public expense.
- Legal and operational strain — Expanded litigation exposure and capped turnover rents make it difficult to fund necessary repairs between tenancies while also adding pressure to already burdened courts.

Rhode Island faces a real housing affordability challenge, but policies that restrict housing creation and shift costs onto homeowners will not solve it. Expanding supply and using targeted assistance for households in need are more effective approaches.

For these reasons, I respectfully urge the committee to oppose all rent control proposals.

Thank you for your consideration.

Sincerely,

joseph furtado  
99 1st Ave  
Woonsocket, RI 02895  
jovette77@yahoo.com

## Roberta DiMezza

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**From:** bounce@bounce.voterveice.net on behalf of John Baldwin <user@voterveice.net>  
**Sent:** Sunday, May 3, 2026 8:24 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL H8108

Dear Committee Clerk DiMezza,

What does this initiative attempt to address...affordable housing? Show me a State that has implemented Rent control and seen a increase in affordable housing stock. While the goal is laudable, the methods outlined will have an inverse affects well beyond just tenants. Tax base will go down, Single family home owners will see their taxes rise and revenue to the State will decrease. Be careful with this and spend more time looking at other State's efforts...this could become a disaster..and quickly.

I am writing to express opposition to House Bill 8108.

This legislation should be understood as a policy detrimental to the state economy, not a landlord-tenant disagreement. Policies that regulate housing prices alter incentives across the entire housing market — influencing investment, maintenance, lending, insurance underwriting, and ultimately whether additional housing is created in Rhode Island. Analysis from the Rhode Island Public Expenditure Council (RIPEC) consistently emphasizes two realities about our state's housing and municipal finance structure: Rhode Island faces a structural housing shortage, and municipalities rely heavily on stable property values to fund core public services. Policies that discourage reinvestment or reduce property values directly undermine both of these conditions at the same time.

By limiting the financial viability of rental housing, this proposal risks reducing reinvestment in existing units and slowing new development. RIPEC's research has highlighted that increasing supply is essential to improving affordability. Measures that restrict returns on housing do the opposite — they discourage production and delay rehabilitation, worsening long-term affordability rather than improving it.

The bill would also require an extensive regulatory framework to administer compliance, hearings, and enforcement. This type of permanent oversight structure carries substantial cost while producing no new housing units. Rhode Island's limited public resources would be more effectively directed toward targeted assistance programs and policies that expand supply — approaches that research repeatedly shows are more effective at helping households facing affordability challenges.

Additionally, if regulated property values stagnate while municipal obligations remain constant, tax burdens inevitably shift. Because municipalities must still fund schools, infrastructure, and safety services, pressure moves toward the most stable tax base: single-family homeowners.

Rhode Island's housing challenge is real, but long-term affordability depends on increasing availability and encouraging reinvestment — not discouraging it. For these reasons, I respectfully urge the committee to oppose H8108 and instead focus on policies that expand housing opportunity and directly assist residents in need.

Thank you for your consideration.

Sincerely,

John Baldwin  
60 Wright Ln  
Jamestown, RI 02835  
jebaldwin911@gmail.com

## Roberta DiMezza

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**From:** bounce@bounce.voterveice.net on behalf of Linda Cheng <user@voterveice.net>  
**Sent:** Sunday, May 3, 2026 8:24 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL - H8108

Dear Committee Clerk DiMezza,

Hello I am a small landlord in RI. I OPPOSE H8108 RENT CONTROL!

I respectfully submit testimony in opposition to H8108 (Rent Control)

The discussion around this proposal is not a landlord-tenant dispute; it is a statewide economic policy that will shape housing availability, investment decisions, and the cost of living across Rhode Island. Even individuals or properties that appear exempt would still experience its consequences, because regulating prices changes behavior throughout the entire housing market — influencing lending, insurance, screening practices, reinvestment, and whether housing is created at all.

The bill would also require a substantial administrative system. Boards, hearings, compliance review, and enforcement actions cost millions of dollars to operate while producing no additional housing supply. Rhode Island's limited public resources would be better directed toward targeted and proven approaches that assist residents who are struggling to afford housing rather than maintaining a permanent regulatory bureaucracy.

There is also a tax impact. When regulated properties lose value or stagnate, municipalities must still fund schools, public safety services, and essential services. That burden does not disappear — it shifts, most often onto single-family homeowners.

Across decades of research, economists broadly agree that rent control reduces housing supply and worsens long-term affordability for the following reasons:

- Market distortion — Artificial price ceilings separate rents from supply and demand, discouraging participation in the rental market and creating shortages.
- Declining housing quality — Limited income potential reduces the ability and incentive to maintain or improve properties.
- Allocation inefficiency — Subsidies are not reliably targeted to those most in need, while others cannot find available housing.
- Reduced investment — New construction and reinvestment become less financially viable, slowing housing creation.
- Unintended consequences — Supply shrinks, screening becomes stricter, and housing shifts to alternative uses.
- Market segmentation — A divided market forms between controlled and uncontrolled units, increasing disparities.
- Administrative burden — Complex rules require ongoing enforcement and litigation at public expense.
- Legal and operational strain — Expanded litigation exposure and capped turnover rents make it difficult to fund necessary repairs between tenancies while also adding pressure to already burdened courts.

Rhode Island faces a real housing affordability challenge, but policies that restrict housing creation and shift costs onto homeowners will not solve it. Expanding supply and using targeted assistance for households in need are more effective approaches.

For these reasons, I respectfully urge the committee to oppose all rent control proposals.

Thank you for your consideration.

Sincerely,

Linda Cheng  
239 High St  
Cumberland, RI 02864  
Lhcwdx@hotmail.com

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of Eric Shao <user@votervoice.net>  
**Sent:** Sunday, May 3, 2026 8:24 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSED RENT CONTROL - H8108

Dear Committee Clerk DiMezza,

I am writing to respectfully oppose the proposed rent control ordinance and to urge the State House to reconsider this policy in light of its well-documented and unintended consequences.

While housing affordability is a serious concern, rent control ultimately reduces the supply of housing and worsens the very problem it seeks to solve. When rents are capped, developers are far less likely to build new housing, and existing property owners are forced to delay improvements or exit the rental market altogether. The result is fewer available units, aging buildings, and increased competition for housing—driving prices up for everyone not fortunate enough to secure a regulated unit.

This is especially concerning in Rhode Island, where much of the housing stock is older and requires constant reinvestment to remain safe and livable. Rent control limits the ability to keep pace with rising costs such as taxes, insurance, utilities, maintenance, and repairs—none of which are capped. Over time, this leads to deterioration of existing housing and declining neighborhood conditions, ultimately harming tenants.

Rent control also carries significant fiscal consequences for the state. When property values decline, municipal tax revenues fall as well. Because local governments rely heavily on real estate taxes to fund essential services, these losses directly impact public schools, public safety, public works, transportation, libraries, and other critical services. When revenue declines, the tax burden shifts to single-family homeowners and owner-occupants who are least able to absorb additional costs.

Equally important, rent control is not an equitable solution. It does not reliably reach those most in need. Instead, it often benefits higher-income households who secure regulated units, regardless of financial need, while lower-income renters face fewer options and longer waits in an increasingly constrained market. By discouraging new construction, rent control also reduces housing mobility, limiting the natural process by which new housing creates opportunities throughout the market.

Although a small number of tenants may experience short-term relief, the long-term effects are fewer housing choices, higher rents for unregulated units, reduced maintenance, and greater inequity. These outcomes have been consistently observed in cities that have adopted similar policies.

Rhode Island would be better served by solutions that expand housing supply and provide targeted assistance to residents who truly need help. Investing in housing production, reducing unnecessary regulatory barriers, and strengthening direct rental assistance programs offer a more effective and sustainable path toward affordability—without the harmful side effects of rent control.

For these reasons, I respectfully urge the state to oppose the proposed rent control ordinance and pursue policies that promote long-term housing stability and opportunity for all residents.

Thank you for your time and consideration.

Sincerely,

Eric Shao  
147 Pomona Ave  
North Providence, RI 02908  
elliott36@gmail.com

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of Della Reams <user@votervoice.net>  
**Sent:** Sunday, May 3, 2026 8:28 AM  
**To:** House Judiciary Committee  
**Subject:** Opposed -Rent Control H8108

Dear Committee Clerk DiMezza,

I own and live in a three family house in Providence, and rent two apartments. I know that rent control has been tried and recinded in other states because it has too many negative consequences.

Rent control has been studied extensively, and over 94% of economists conclude it creates more housing problems than it solves. A few of the key reasons are below.

First, rent control distorts the housing market by holding rents below the level set by supply and demand. When prices are capped, some owners choose not to rent units or delay improvements, and fewer new apartments get built in the first place. Lower allowable rents reduce the projected value of new housing, which often cannot offset rising construction costs driven by inflation and higher interest rates.

Second, restricted rental income affects upkeep. When revenue cannot keep pace with expenses, maintenance is reduced and buildings gradually decline. Owners who purchased recently may only be able to afford basic repairs, while others with lower mortgage costs may still avoid major upgrades because they know they cannot recover the investment through future rents.

Finally, rent control interferes with normal housing mobility. Households who could afford market-rate housing often remain in regulated units, while those with the greatest need struggle to find available apartments. Because the policy discourages construction of new rental and multifamily housing, fewer affordable options open up over time. In practice, rent control locks tenants into place, limits reinvestment in aging housing stock, and significantly reduces new development by weakening the financial viability of building housing.

Research and policy analysis in Rhode Island, including recommendations discussed by the Rhode Island Public Expenditure Council (RIPEC), instead emphasize approaches that directly address affordability without suppressing housing production. These include expanding housing supply through zoning and permitting reform, encouraging new construction and redevelopment, supporting rehabilitation of existing units, and providing targeted assistance such as rental subsidies or income-based support for households most in need.

For these reasons, policymakers should pursue solutions that increase housing availability and target aid effectively, rather than adopt rent regulation policies that risk reducing supply and housing quality.

Sincerely,

Della Reams  
113 Messer St Apt 1  
Providence, RI 02909  
dellareams@gmail.com

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of Pamela Rosario <user@votervoice.net>  
**Sent:** Sunday, May 3, 2026 8:28 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSED RENT CONTROL - H8108

Dear Committee Clerk DiMezza,

I am writing to respectfully oppose the proposed rent control ordinance and to urge the State House to reconsider this policy in light of its well-documented and unintended consequences.

While housing affordability is a serious concern, rent control ultimately reduces the supply of housing and worsens the very problem it seeks to solve. When rents are capped, developers are far less likely to build new housing, and existing property owners are forced to delay improvements or exit the rental market altogether. The result is fewer available units, aging buildings, and increased competition for housing—driving prices up for everyone not fortunate enough to secure a regulated unit.

This is especially concerning in Rhode Island, where much of the housing stock is older and requires constant reinvestment to remain safe and livable. Rent control limits the ability to keep pace with rising costs such as taxes, insurance, utilities, maintenance, and repairs—none of which are capped. Over time, this leads to deterioration of existing housing and declining neighborhood conditions, ultimately harming tenants.

Rent control also carries significant fiscal consequences for the state. When property values decline, municipal tax revenues fall as well. Because local governments rely heavily on real estate taxes to fund essential services, these losses directly impact public schools, public safety, public works, transportation, libraries, and other critical services. When revenue declines, the tax burden shifts to single-family homeowners and owner-occupants who are least able to absorb additional costs.

Equally important, rent control is not an equitable solution. It does not reliably reach those most in need. Instead, it often benefits higher-income households who secure regulated units, regardless of financial need, while lower-income renters face fewer options and longer waits in an increasingly constrained market. By discouraging new construction, rent control also reduces housing mobility, limiting the natural process by which new housing creates opportunities throughout the market.

Although a small number of tenants may experience short-term relief, the long-term effects are fewer housing choices, higher rents for unregulated units, reduced maintenance, and greater inequity. These outcomes have been consistently observed in cities that have adopted similar policies.

Rhode Island would be better served by solutions that expand housing supply and provide targeted assistance to residents who truly need help. Investing in housing production, reducing unnecessary regulatory barriers, and strengthening direct rental assistance programs offer a more effective and sustainable path toward affordability—without the harmful side effects of rent control.

For these reasons, I respectfully urge the state to oppose the proposed rent control ordinance and pursue policies that promote long-term housing stability and opportunity for all residents.

Thank you for your time and consideration.

Sincerely,

Pamela Rosario  
105 Atlantic Ave  
Providence, RI 02907  
rosariopam4@gmail.com

## Roberta DiMezza

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**From:** bounce@bounce.voterveice.net on behalf of Ivana George <user@voterveice.net>  
**Sent:** Sunday, May 3, 2026 8:27 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL - H8108

Dear Committee Clerk DiMezza,

I have recently purchased my first 6 unit investment property in Pawtucket, Rhode Island. The property was neglected by the prior owner, and it has no lead certificates. It needs a lot of work to make it lead safe. The prior owner purchased the property for \$375K and kept the rent at HUD fair market rent 2021 levels, and did very little work to the property. I just purchased the property for \$755K because the property values in the area have doubled. This property would not qualify for traditional financing because of the work it needs. I used my HELOC to purchase the property and my savings. The current rent roll is so low that I can only pay the interest on the debt, not the debt itself. I have already contracted for \$50,000 in repairs to be able to get my lead certificates for the property. I'm planning on spending a total of \$100,000 on repairing this property in 2026. In order to pay for the improvements and pay the debt on the property and the expenses, I need to raise the rents to current HUD fair market rent. This rent control law would make it impossible for me to be able to make this property lead safe for tenants and I would be forced to sell because the finances of the property would not work and I would not bring in enough income to comply with the legal requirements to make the property lead safe. I came to RI from MA because of the fair and balanced landlord tenant laws to make my first real estate investment. This law, if passed would drive people like me away who are willing to invest their time and money in rehabilitating the old housing stock in RI.

I respectfully submit testimony in opposition to H8108 (Rent Control)

The discussion around this proposal is not a landlord-tenant dispute; it is a statewide economic policy that will shape housing availability, investment decisions, and the cost of living across Rhode Island. Even individuals or properties that appear exempt would still experience its consequences, because regulating prices changes behavior throughout the entire housing market — influencing lending, insurance, screening practices, reinvestment, and whether housing is created at all.

The bill would also require a substantial administrative system. Boards, hearings, compliance review, and enforcement actions cost millions of dollars to operate while producing no additional housing supply. Rhode Island's limited public resources would be better directed toward targeted and proven approaches that assist residents who are struggling to afford housing rather than maintaining a permanent regulatory bureaucracy.

There is also a tax impact. When regulated properties lose value or stagnate, municipalities must still fund schools, public safety services, and essential services. That burden does not disappear — it shifts, most often onto single-family homeowners.

Across decades of research, economists broadly agree that rent control reduces housing supply and worsens long-term affordability for the following reasons:

- Market distortion — Artificial price ceilings separate rents from supply and demand, discouraging participation in the rental market and creating shortages.
- Declining housing quality — Limited income potential reduces the ability and incentive to maintain or improve properties.
- Allocation inefficiency — Subsidies are not reliably targeted to those most in need, while others cannot find available housing.

- Reduced investment — New construction and reinvestment become less financially viable, slowing housing creation.
- Unintended consequences — Supply shrinks, screening becomes stricter, and housing shifts to alternative uses.
- Market segmentation — A divided market forms between controlled and uncontrolled units, increasing disparities.
- Administrative burden — Complex rules require ongoing enforcement and litigation at public expense.
- Legal and operational strain — Expanded litigation exposure and capped turnover rents make it difficult to fund necessary repairs between tenancies while also adding pressure to already burdened courts.

Rhode Island faces a real housing affordability challenge, but policies that restrict housing creation and shift costs onto homeowners will not solve it. Expanding supply and using targeted assistance for households in need are more effective approaches.

For these reasons, I respectfully urge the committee to oppose all rent control proposals.

Thank you for your consideration.

Sincerely,

Ivana George  
47 Mary St  
Pawtucket, RI 02860  
ivanashane@gmail.com

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of Raul Reynoso <user@votervoice.net>  
**Sent:** Sunday, May 3, 2026 8:28 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE - Please vote NO H8108

Dear Committee Clerk DiMezza,

I respectfully submit testimony in opposition to H8108

This legislation should be viewed as a statewide economic policy rather than a landlord-tenant dispute. Regulating housing prices changes incentives across the entire market — affecting investment decisions, property maintenance, financing, and ultimately the availability of housing for Rhode Island residents.

Evidence from other jurisdictions consistently shows that rent control reduces housing supply and reinvestment. A national survey by the National Apartment Association found that 71% of housing providers expect to reduce or halt investment in regulated markets, while more than 60% report deferring non-essential maintenance and improvements. The National Association of Home Builders similarly reports that nearly 90% of builders avoid constructing housing in rent-controlled jurisdictions.

This is particularly concerning in Rhode Island, where over 80% of the housing stock is older and depends on continual reinvestment to remain safe and habitable. Limiting rental income makes it more difficult to finance repairs, modernization, and energy improvements, which ultimately harms the quality of housing available to tenants.

Historical outcomes reinforce this pattern. In the 1980s, after rent control was imposed, the number of rental units declined by 8% in Cambridge and 12% in Brookline, Massachusetts. After Cambridge repealed rent control in 1994, permits for new construction and renovation more than doubled for the following decade — demonstrating how regulation had suppressed housing activity.

Rent regulation also affects public finances. Reduced property values translate into reduced tax revenue for essential services. Because municipalities rely heavily on property taxation, that burden does not disappear — it shifts, often onto single-family homeowners. In Portland, Maine, analysts estimated \$6.3 to \$10.6 million annually in redistributed tax burden onto other property owners following similar policies. Many of Rhode Island's cities have a larger share of multifamily property in comparison to Portland, ME - meaning that shift would be even larger.

Finally, rent control often fails to reach those most in need. After repeal in Cambridge, a study of over 12,000 units showed only 10% of rent-controlled units were occupied by low-income households, illustrating how broad price controls can misallocate benefits while making housing harder to find for future renters.

Rhode Island faces a real affordability challenge, but long-term solutions require expanding housing availability and supporting targeted assistance for households in need — not discouraging housing creation and reinvestment.

For these reasons, I respectfully urge the committee to oppose this proposal.

Thank you for your consideration.

Sincerely,

Raul Reynoso

107 Atlantic Ave  
Providence, RI 02907  
reynosoraul4@gmail.com

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of Joseph Pereira, Jr <user@votervoice.net>  
**Sent:** Sunday, May 3, 2026 8:28 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSED RENT CONTROL - H8108

Dear Committee Clerk DiMezza,

I am writing to respectfully oppose the proposed rent control ordinance and to urge the State House to reconsider this policy in light of its well-documented and unintended consequences.

While housing affordability is a serious concern, rent control ultimately reduces the supply of housing and worsens the very problem it seeks to solve. When rents are capped, developers are far less likely to build new housing, and existing property owners are forced to delay improvements or exit the rental market altogether. The result is fewer available units, aging buildings, and increased competition for housing—driving prices up for everyone not fortunate enough to secure a regulated unit.

This is especially concerning in Rhode Island, where much of the housing stock is older and requires constant reinvestment to remain safe and livable. Rent control limits the ability to keep pace with rising costs such as taxes, insurance, utilities, maintenance, and repairs—none of which are capped. Over time, this leads to deterioration of existing housing and declining neighborhood conditions, ultimately harming tenants.

Rent control also carries significant fiscal consequences for the state. When property values decline, municipal tax revenues fall as well. Because local governments rely heavily on real estate taxes to fund essential services, these losses directly impact public schools, public safety, public works, transportation, libraries, and other critical services. When revenue declines, the tax burden shifts to single-family homeowners and owner-occupants who are least able to absorb additional costs.

Equally important, rent control is not an equitable solution. It does not reliably reach those most in need. Instead, it often benefits higher-income households who secure regulated units, regardless of financial need, while lower-income renters face fewer options and longer waits in an increasingly constrained market. By discouraging new construction, rent control also reduces housing mobility, limiting the natural process by which new housing creates opportunities throughout the market.

Although a small number of tenants may experience short-term relief, the long-term effects are fewer housing choices, higher rents for unregulated units, reduced maintenance, and greater inequity. These outcomes have been consistently observed in cities that have adopted similar policies.

Rhode Island would be better served by solutions that expand housing supply and provide targeted assistance to residents who truly need help. Investing in housing production, reducing unnecessary regulatory barriers, and strengthening direct rental assistance programs offer a more effective and sustainable path toward affordability—without the harmful side effects of rent control.

For these reasons, I respectfully urge the state to oppose the proposed rent control ordinance and pursue policies that promote long-term housing stability and opportunity for all residents.

Thank you for your time and consideration.

Sincerely,

Joseph Pereira  
137 Anthony St  
East Providence, RI 02914  
trmpist@cox.net

## Roberta DiMezza

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**From:** bounce@bounce.voterveice.net on behalf of Christopher Smith <user@voterveice.net>  
**Sent:** Sunday, May 3, 2026 4:07 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL H8108

Dear Committee Clerk DiMezza,

I am writing to express opposition to House Bill 8108.

This legislation should be understood as a policy detrimental to the state economy, not a landlord-tenant disagreement. Policies that regulate housing prices alter incentives across the entire housing market — influencing investment, maintenance, lending, insurance underwriting, and ultimately whether additional housing is created in Rhode Island. Analysis from the Rhode Island Public Expenditure Council (RIPEC) consistently emphasizes two realities about our state's housing and municipal finance structure: Rhode Island faces a structural housing shortage, and municipalities rely heavily on stable property values to fund core public services. Policies that discourage reinvestment or reduce property values directly undermine both of these conditions at the same time.

By limiting the financial viability of rental housing, this proposal risks reducing reinvestment in existing units and slowing new development. RIPEC's research has highlighted that increasing supply is essential to improving affordability. Measures that restrict returns on housing do the opposite — they discourage production and delay rehabilitation, worsening long-term affordability rather than improving it.

The bill would also require an extensive regulatory framework to administer compliance, hearings, and enforcement. This type of permanent oversight structure carries substantial cost while producing no new housing units. Rhode Island's limited public resources would be more effectively directed toward targeted assistance programs and policies that expand supply — approaches that research repeatedly shows are more effective at helping households facing affordability challenges.

Additionally, if regulated property values stagnate while municipal obligations remain constant, tax burdens inevitably shift. Because municipalities must still fund schools, infrastructure, and safety services, pressure moves toward the most stable tax base: single-family homeowners.

Rhode Island's housing challenge is real, but long-term affordability depends on increasing availability and encouraging reinvestment — not discouraging it. For these reasons, I respectfully urge the committee to oppose H8108 and instead focus on policies that expand housing opportunity and directly assist residents in need.

Thank you for your consideration.

Sincerely,

Christopher Smith  
228 Taunton Ave  
East Providence, RI 02914  
smitdy@yahoo.com

## Roberta DiMezza

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**From:** bounce@bounce.voterveice.net on behalf of Anne Poirier <user@voterveice.net>  
**Sent:** Sunday, May 3, 2026 4:10 PM  
**To:** House Judiciary Committee  
**Subject:** Opposed -Rent Control H8108

Dear Committee Clerk DiMezza,

The last thing this State needs is more government intervention. State needs to stay in its own lane. It's not like our leaders have spent tax dollars wisely. You're not businessmen, you're politicians !

Rent control has been studied extensively, and over 94% of economists conclude it creates more housing problems than it solves. A few of the key reasons are below.

First, rent control distorts the housing market by holding rents below the level set by supply and demand. When prices are capped, some owners choose not to rent units or delay improvements, and fewer new apartments get built in the first place. Lower allowable rents reduce the projected value of new housing, which often cannot offset rising construction costs driven by inflation and higher interest rates.

Second, restricted rental income affects upkeep. When revenue cannot keep pace with expenses, maintenance is reduced and buildings gradually decline. Owners who purchased recently may only be able to afford basic repairs, while others with lower mortgage costs may still avoid major upgrades because they know they cannot recover the investment through future rents.

Finally, rent control interferes with normal housing mobility. Households who could afford market-rate housing often remain in regulated units, while those with the greatest need struggle to find available apartments. Because the policy discourages construction of new rental and multifamily housing, fewer affordable options open up over time. In practice, rent control locks tenants into place, limits reinvestment in aging housing stock, and significantly reduces new development by weakening the financial viability of building housing.

Research and policy analysis in Rhode Island, including recommendations discussed by the Rhode Island Public Expenditure Council (RIPEC), instead emphasize approaches that directly address affordability without suppressing housing production. These include expanding housing supply through zoning and permitting reform, encouraging new construction and redevelopment, supporting rehabilitation of existing units, and providing targeted assistance such as rental subsidies or income-based support for households most in need.

For these reasons, policymakers should pursue solutions that increase housing availability and target aid effectively, rather than adopt rent regulation policies that risk reducing supply and housing quality.

Sincerely,

Anne Poirier  
99 Douglas Pike  
North Smithfield, RI 02896  
kaconst1@aol.com

## Roberta DiMezza

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**From:** bounce@bounce.voterveice.net on behalf of Sam Levy <user@voterveice.net>  
**Sent:** Monday, May 4, 2026 5:43 AM  
**To:** House Judiciary Committee  
**Subject:** Opposed -Rent Control H8108

Dear Committee Clerk DiMezza,

Rent control has been studied extensively, and over 94% of economists conclude it creates more housing problems than it solves. A few of the key reasons are below.

First, rent control distorts the housing market by holding rents below the level set by supply and demand. When prices are capped, some owners choose not to rent units or delay improvements, and fewer new apartments get built in the first place. Lower allowable rents reduce the projected value of new housing, which often cannot offset rising construction costs driven by inflation and higher interest rates.

Second, restricted rental income affects upkeep. When revenue cannot keep pace with expenses, maintenance is reduced and buildings gradually decline. Owners who purchased recently may only be able to afford basic repairs, while others with lower mortgage costs may still avoid major upgrades because they know they cannot recover the investment through future rents.

Finally, rent control interferes with normal housing mobility. Households who could afford market-rate housing often remain in regulated units, while those with the greatest need struggle to find available apartments. Because the policy discourages construction of new rental and multifamily housing, fewer affordable options open up over time.

In practice, rent control locks tenants into place, limits reinvestment in aging housing stock, and significantly reduces new development by weakening the financial viability of building housing.

Research and policy analysis in Rhode Island, including recommendations discussed by the Rhode Island Public Expenditure Council (RIPEC), instead emphasize approaches that directly address affordability without suppressing housing production. These include expanding housing supply through zoning and permitting reform, encouraging new construction and redevelopment, supporting rehabilitation of existing units, and providing targeted assistance such as rental subsidies or income-based support for households most in need.

For these reasons, policymakers should pursue solutions that increase housing availability and target aid effectively, rather than adopt rent regulation policies that risk reducing supply and housing quality.

Sincerely,

Sam Levy  
127 Cass St  
Providence, RI 02905  
sj0556@yahoo.com