

## Ariana Costa

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**From:** bounce@bounce.votervoice.net on behalf of Glenn Dumas <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 10:05 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE RENT CONTROL - H8108 & S2271

**Follow Up Flag:** Follow up  
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Dear Committee Clerk DiMezza,

Hello I'm a small landlord in the Providence area please consider opposing any rent control bills. Housing inflation has been a national and even global problem it certainly will not be fixed in Rhode Island with rent control legislation which has been proven to never work wherever it has been tried. This legislation would be a terrible for the housing market and for the reputation of Rhode Island. We already rank last as an anti-business state. What we should do is to make it more easy for landlords and developers to add apartments. There are already a lot of newer apartments coming onto the market and I have noticed a difference already and expect prices to stabilize an even start coming down within the next year or two. This legislation would bring investment in new housing in Rhode Island to a standstill within a short period of time.

Thank you for your consideration!

I respectfully submit testimony in opposition to H8108 & S2271 (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,

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