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From: bounce@bounce.votervoice.net on behalf of Hadi Bah <user@votervoice.net>
Sent: Wednesday, March 18, 2026 10:13 AM
To: House Judiciary Committee
Subject: OPPOSE RENT CONTROL H8108

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

My name is Hadi Bah, and I am a small housing provider based in Providence. My wife and I own and manage a small number of multifamily properties, and we live in one of our buildings ourselves.

I believe strongly in providing fair, stable housing. I intentionally keep rents below market for good tenants, prioritize long-term relationships, and reinvest in my properties to maintain safe, quality housing.

I am unable to attend hearings in person due to my full-time job and responsibilities at home with our 9-month-old baby, so I appreciate the opportunity to submit written testimony.

I am concerned that the proposed housing legislation places additional restrictions on small housing providers without addressing the root causes of housing affordability.

While well intentioned, policies that increase regulation, such as limits on lease terminations or added compliance requirements, can create unintended consequences, including reduced flexibility to manage properties effectively, increased risk and operational burden for small owners, and more conservative decision making, including stricter tenant screening.

In practice, this can reduce housing access and discourage continued investment in rental housing.

Small, local housing providers like myself are not large corporations, we are members of the community trying to balance rising costs while providing stable housing.

I encourage policymakers to focus on solutions that increase housing supply and support both tenants and responsible housing providers, rather than policies that may unintentionally reduce availability.

Thank you for your time and consideration

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,

Hadi Bah
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