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From: bounce@bounce.votervoice.net on behalf of John Gifford <user@votervoice.net>
Sent: Wednesday, March 18, 2026 10:14 AM
To: House Judiciary Committee
Subject: Oppose Rent Control H8108

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

My property management company recently did a rent analysis of my units and had recommended increases. I am going to push back and knock down the amounts. I have respectful tenants that always pay and keep the properties in good shape. I do not want to strain their finances more than they already are with this economy.

If there is a rent increase cap of 4%, there will be no consideration to increase less than 4%. Currently, I am increasing the rent by 1.5%. Like I said, the economy is not great. If this passes, there will be no consideration, the rent increase will be 4% across the board, year after year, with the economy not a deciding factor. This will actually hurt my tenants. I understand there are bad landlords but there is also bad tenants. Most of the time the landlord tenant relationship is peaceful, understanding, and respectful. My tenants do not leave. This does not need sweeping government oversight, please understand small landlords will be hurt the most.

The new changes are also not going to incentivize building with higher costs and less exemptions. You are proposing the opposite of what should actually be proposed. Less building and rent control. It also sends the message to developers that Providence is not a friendly building environment. They will look elsewhere and you will be stuck with declining house values, declining tax revenue, dilapidated housing stock, and no new development.

Creating new salaried jobs for the board is the definition of government bloat. You are creating more republican voters with these proposals.

The solution will always be to create better demand for development with tax breaks and no rent control. Also create a pro business environment to attract companies to come here and create high paying jobs. Even doing one of these things will help with the high rents. Your proposals are the opposite.

Housing affordability is a serious and legitimate concern. However, this proposal adopts a rigid price-control framework that will undermine housing production, discourage reinvestment in existing properties, and ultimately restrict supply in a market that already faces long-standing structural constraints.

The ordinance would cap rent increases at 4% annually, restrict rent resets between tenancies through vacancy control, and impose substantial statutory penalties — including three months' rent in damages, attorneys' fees, and potential punitive damages — for violations. This combination of price caps, administrative oversight, and litigation exposure creates significant regulatory risk for housing providers of all sizes, and fuels displacement of residents by fueling massive disinvestment from the current diverse housing provider market that is unique to Rhode Island.

Providence has faced barriers to new housing production for decades. Only recently has the state taken meaningful steps to encourage additional units through zoning reform, ADUs, and more flexible use of existing structures. Not all new housing comes in the form of large-scale developments. Many units enter the market through two-family conversions, small additions, and incremental reinvestment in existing properties. Policies that disconnect rent levels from operating costs, inflation, property taxes, and insurance premiums will slow this momentum.

Vacancy control is especially concerning. By limiting the ability to reset rent between tenancies, the ordinance suppresses normal market turnover dynamics. In other jurisdictions, similar frameworks have led to reduced mobility, deferred maintenance, and withdrawal of units from the rental market. When revenue growth is constrained but expenses continue to rise — including municipal taxes and insurance — property viability erodes over time.

Moreover, enforcement will require public resources. Administrative oversight, exemption review, compliance monitoring, and inevitable litigation will impose ongoing costs. Those resources could instead be deployed toward

targeted rental assistance, production incentives, and strategies that directly expand housing supply and support the most vulnerable residents.

Rhode Island deserves solutions that increase housing choice and availability at all levels. Expanding supply (for renters and buyers), streamlining permitting, encouraging adaptive reuse, and directing responsible, targeted assistance to households in need are approaches that strengthen the housing ecosystem without creating the unintended consequences consistently associated with rent control.

For these reasons, I respectfully urge you to vote no on this ordinance and instead pursue policies that produce measurable, durable improvements in housing affordability.

Sincerely,

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