

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Joy Gilkeson <user@votervoice.net>
Sent: Tuesday, March 17, 2026 10:31 AM
To: House Judiciary Committee
Subject: I STRONGLY OPPOSE RENT CONTROL - H8108 & S2271

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

Dear Sir/Madam, My husband and I recently owned a three family home in Providence. We did an extensive amount of work on the property yet still charged a reasonable price for rent. We charged just enough to pay the mortgage, taxes, insurance and put some away for emergencies. Well, my lovely tenant caused \$12,000 worth of damage to the pipes. My insurance went up \$2,500 and our taxes went up significantly. Please tell me who should bear these costs? Should I be taking money out of my pocket to pay for my tenants to live at the same rent??? If you could guarantee that my insurance and taxes will only go up 3% then I could only raise the rent 4% and have a modest profit, but you can't. You are asking me to work to pay for other people to live. This is not how things work in real life. As a representative of ALL the people, you need to find a solution that is fair to ALL the people.

In addition, I feel that there are plenty of laws protecting tenants but when it comes to landlords, we have much less recourse to a bad tenant. I'm out \$12,000 because of a bad tenant knowing I can't get blood out of a stone. I know this tenant will do the same thing to the next landlord, yet they are still entitled to their same rights? How is this fair?

Please think about ALL your constituents when making your decision on rent control. Please buckle down and come up with ideas for housing that are not going to hurt landlords and that will entice landlords to rent their properties and not want them to sell them to lesser caring people since they will not be making money on them any longer. Please remember that most landlords are entitled to make a profit on their investments and that the government should not be stopping them from doing so.

Again, please buckle down and come up with other solutions to the housing crisis. Taking money out of landlords pockets because others can not afford to pay their rent IS NOT THE SOLUTION!

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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