Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Taylor Carney <user@votervoice.net>
Sent: Wednesday, March 18, 2026 10:14 AM
To: House Judiciary Committee
Subject: OPPOSED RENT CONTROL - H8108

Follow Up Flag: Follow up
Flag Status: Completed

Dear Committee Clerk DiMezza,

My insurance went of 7% last year and taxes went up 4.5%. This will only hurt small landlords like myself. I oppose this. Exempt properties under 4 units, whether local or non local landlord.

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,

Taylor Carney

52 Armstrong Ave
Providence, RI 02903
taylorscarney@gmail.com