

## Roberta DiMezza

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**From:** bounce@bounce.votervoice.net on behalf of Bintou Chatterton <user@votervoice.net>  
**Sent:** Thursday, March 26, 2026 4:45 PM  
**To:** House Judiciary Committee  
**Subject:** Oppose H 8102

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Committee Clerk DiMezza,

This bill would force rushed fire-sale divestitures, depress property values, and destabilize neighborhoods while triggering costly litigation over property and contract rights. It undermines pension funds, insurers, and other institutional investors that rely on real estate to meet obligations—hurting retirees and beneficiaries. Rather than improving affordability, the likely loss of professional landlords and investment will shrink housing supply and push rents higher; oppose unless substantially narrowed with exemptions, strong tenant protections, and evidence-based alternatives.

I am contacting you to oppose H8102 which limits the amount of multifamily and single family property an entity or partnership can own.

Limiting the ownership of multifamily property is particularly concerning, especially when our state needs so much more of it. The best way to get more multifamily housing is to encourage private investment on developing it, but this bill would do the opposite and discourage that kind of investment.

Additionally, this proposal includes a forced sell-off schedule which could constitute a "taking of property" if the timeline is not able to be achieved or may lead to a loss.

It is also worth noting that a forced sell-off like this bill requires, could unintentionally displace tenants - especially if those tenants have been in place for a long period of time.

Our efforts would be far better spent increasing our housing supply. Thank you for your consideration.

Sincerely,

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