

Hello,

My name is Jacob Gelinis and I have been a housing provider for 5 years now. I purchased a multi family property because it was the only way I could afford a home. Now housing is even more expensive and bills like this will only take away the American dream from more individuals in our lovely state.

I oppose house bill 7891 as this will cause the housing infrastructure in Providence to crumble. As a housing provider, the majority of us need to set aside all of our rental income for expenses on our very old houses in Providence. We have to pay egregious taxes, high insurance rates, and high labor rates for repairs on our properties. We are forced to pay our taxes or our homes will be taken away from us, most mortgage companies require you to have insurance, so where is the only place housing providers are forced to cut spending due to rent control? The answer is in repairs and maintenance of the property. If you'd like to see the already old and decaying housing infrastructure in Providence become drastically worse, then rent control is your answer. Please do not implement rent control in Providence nor any other part of our beautiful state.

Thank you very much,
Jacob Gelinis