

Dear House Committee Members,

I oppose House Bill No. 7891, which allows rent control in Providence. While well-intentioned, rent control can distort markets, create inefficiencies, and harm long-term housing availability.

Rent control disrupts the natural supply and demand dynamics, causing some Landlords to reduce maintenance or investment due to capped rents, affecting housing quality. Additionally, it discourages new construction, leading to increased housing shortages.

In summary, while rent control aims to protect tenants, it can create challenges for landlords, affecting their income, investment decisions, and property maintenance.

“Landlords treated by rent control reduce rental housing supplies by 15 percent by selling to owner-occupants and redeveloping buildings. Thus, while rent control prevents displacement of incumbent renters in the short run, the lost rental housing supply likely drove up market rents in the long run, ultimately undermining the goals of the law.”

This is cited by the American Economic Association
<https://www.aeaweb.org/articles?id=10.1257/aer.20181289>

Thank you,

Joe Solomon

Please note that the views expressed in this email are personal and do not represent those of any organization or entity, although I do support the position of **RI Coalition of Housing Providers**.