

April 8, 2024

To Whom It May Concern,

I am writing to express my strong opposition to Bill H7891, which seeks to implement rent control measures in the city of Providence. As a property owner with hundreds of units in the state and the owner of the largest management company in Rhode Island, I am concerned about the potential ramifications of this proposed legislation.

One crucial aspect to consider is the role investors like myself and my partners play in providing housing to individuals who may not qualify for conventional mortgages. Our capability to quickly offer housing (sometimes within days) with minimal qualifications or paperwork, can justify an additional premium in the rent offered, provided it's agreed upon by all parties involved. This premium reflects both the market demand and the level of service provided. Additionally, property owners are subject to unlimited increases from various vendors such as the city, insurance, maintenance, ordinances, etc., which need to be reflected in their margin, ensuring profitability and adequate reserves for maintaining and improving the rental properties.

Rather than artificially lowering rental rates across the board, I believe in allowing the market to dictate prices based on supply and demand dynamics. This approach ensures that housing remains accessible while also incentivizing property owners to maintain and improve their properties to attract tenants.

Providence is a city with a lot of potential, especially considering the prestigious colleges and universities it's home to. I worry that imposing rent control could deter investment and innovation in our rental market, ultimately holding the city back from reaching its full potential.

It's essential to recognize that landlords who are less savvy or choose to accept lower rents already exist in the market. Imposing rent control would not only disincentivize property owners from investing in housing but also limit the choices available to tenants, potentially exacerbating housing shortages and affordability challenges.

Instead of implementing rent control, let's focus on fostering a business-friendly environment that encourages investment and growth in our rental market. This approach will ensure that Providence continues to thrive and offer opportunities for both property owners and tenants alike.

Thank you for taking the time to consider my perspective on this issue. I'm more than happy to discuss this further if you'd like.

Sincerely,



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Owner | Principal Broker

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