

Dear Committee clerk Huntley,

Based on a lot of upcoming bill, It is very clear that RI would only like large landlord to provide housing. Being a local housing provider actually gives a better experience to the tenants. I have and do keep rents lower than market, helped my tenants in a variety of situations, and I see them fairly regularly while working on the property. This will not happen with large landlords. The market always adjusts around these regulations, and large landlords will have the financial stamina to put last the local housing provider.

I am writing in STRONG opposition to H7891. This bill seeks to:

- Set Rent Control - which the city can change every year;
- Implements citywide rental registry;
- Creates Just Cause Eviction policy/removes owner ability to not renew a lease and requires that owners pay tenants to move;
- Allows tenants to escrow rental payments rather than pay landlord due to violations but is unclear;
- Prevents building permits from being issued if violations are on record;
- Requires landlord pay tenant relocation fee if landlord asks the tenant to move for the purpose of renovation, condo conversion, or for a family member to occupy - an amount would be set by the board created under this law;
- Allows the city to create a board to govern these regulations which may be continuously changed.

I believe that this proposal severely impedes on my property rights and creates a scenario in which it will be impossible to plan for expenses and repairs from year to year. The terms set forth in this proposal are also extremely vague and allow much room for over-regulation and bias, unjust enactment of laws. Any such provision in this proposal either separately or in combination will further burden the ability and motivation to create more housing. Creating more housing is the only solution for any problem which this proposal seeks to remedy.

Please research the severe implications that all of these proposals would create. Please consider this resource in your decision-making

process:[https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023-](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023-03%2FExamining%2520the%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Policies%2520in%2520Cities%2520Across%2520America.pdf&data=05%7C02%7CHouseMunicipalGovernmentandHousing%40rilegislature.gov%7C5e72e76460334c09b78208dc57f185cb%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638481942051775451%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=aKj84DhFnDouAWA%2Bdi4efiHGyDKGgddnk%2Bmx08I3urA%3D&reserved=0)

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Thank you for your consideration.

Sincerely,

Andrew Dunham

20 W View Dr

Coventry, RI 02816

[andrew@evergreenmgmtri.com](mailto:andrew@evergreenmgmtri.com)

