

Dear Committee clerk Huntley,

H7891

How can these bills even be put forth that limit rent increase and much more when not considering the escalating costs for each property. There is no limit on TAX VALUATION increases. There is no limit on UTILITIES expense increases. There is no limit to Insurance expense increases. There is no limit on cost of maintenance. There is no limit to the cost of building materials for renovation or fixing apartments/buildings for tenants to live in a proper environment. There is no limit on cost of sub contractor pricing for fixing plumbing, air conditioning, roofing, carpentry, painting, electrical and much more.

Simple Example: 2020 Cost of appliance repair person to come out and see the issue (not fix) was \$75 and now it is \$150. That is a 100% increase JUST TO HAVE THEM COME ONSITE. Same with many other services.

I would be happy to meet the legislators in person to explain the dominoes that could have many many unintended consequences of this bill and others.

There are many other ways to handle issue at hand but this is not the way and will be extremely detrimental to the maintenance of existing buildings and will reduce the supply growth of the availability of apartments overall. The answer is more supply and more density in certain locations in order to stem the demand in RI. This bill will push the investors and the developers out of RI and invest in states that are more favorable to investment.

Thank you for your consideration,  
David

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%2F2023-03%2FExamining%2520the%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Policies%2520in%2520Cities%2520Across%2520America.pdf&data=05%7C02%7CHouseMunicipalGovernmentandHousing%40rilegislature.gov%7C55d9ae44df0e4a84fd9408dc57bdd7fb%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638481720215702682%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=mLQWCmb%2FNENkvjQe7bTO7dmfKDymmxDkXfqSYxZWl2k%3D&reserved=0>

Thank you for your consideration.

Sincerely,

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