



March 19, 2024

Honorable Stephen Casey
Chairman
House Committee on Municipal Government & Housing
Rhode Island State House
Providence, RI 02903

RE: H.7891, An Act Relating to Property – Rent Control in the City of Providence

Dear Chairman Casey and Committee Members,

The undersigned members of the Rhode Island Business Coalition would like to express our opposition to H.7891, An Act Relating to Property – Rent Control in the City of Providence.

H.7891 gives the City of Providence great authority over the rental market in the City. Through the adoption of an ordinance, the City could establish regulations to control the rent in multi-family housing. The Council can consider a city rental registry, eviction programs, adopt rent escrow programs, create relocation assistance programs paid by landlords, adopt minor child tenancies plans or student/non student tenancy laws, and create vacancy control plans.

H.7891, if passed, would encourage landlords to vacate the City of Providence, adding to the housing shortage problem, not helping to alleviate the deficiency. Landlords cannot fix properties, upgrade them or even keep them in habitable conditions, if they do not have the income to address the property, pay mortgages, taxes and insurance; and manage to eek out profits to take care of their own families.

The Coalition urges the committee to take no further action on H.7891.

Sincerely,

Associated Builders and Contractors
East Greenwich Chamber of Commerce
Rhode Island Association of REALTORS®
Rhode Island Business Group on Health
Rhode Island Manufacturers Association

Rhode Island Small Business Economic Summit Regulations Committee

Rhode Island Small Business Economic Summit Tax and Budget Committee

Rhode Island Society of Certified Public Accountants

Rhode Island Staffing Association

Sustainable Benefits Strategies, LLC

The Rhode Island Business Coalition represents 50 industries and 6,280 businesses that employ 231,200 people throughout Rhode Island.