

Dear Committee clerk Huntley,

To whom it may concern, My wife and I (Arthur and Diane Cooper) are housing providers the own one Three family in Pawtucket. We have been fortunate to have had good tenants with one exception. If H7891 was in place we would have had undue hardship and been subject to vindictive behavior with little or no legal recourse. The level of intrusion here is shocking. We oppose this bill.

I urge you to oppose H 7891 & 7989. This bill introduces rent control, just cause evictions, and a board with no safeguards against bias or inexperience. It also adds heavy regulations and costs for housing providers and developers. While it aims to help housing affordability and tenant protection, I believe it will harm landlords, tenants, and our community. Rent control can decrease housing investment, worsen rental properties, and limit affordable housing. Just cause evictions make it hard for landlords to manage properties and address issues. These policies would add unnecessary burden and bureaucracy to our tight housing market. Studies show they don't work as intended and may even benefit higher-income individuals more. Let's support housing development and reject harmful policies like these!

Sincerely,

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