

Dear Committee clerk Huntley,

Hi, I'm starting out as a landlord and treat my tenants very well and maintain a beautiful property. Imposing this bill will likely not make it worth it to invest and better future properties in Providence. This loosely written bill is not going to benefit the city. Landlords will likely be unable to cover increasing expenses and provide for a well-maintained property for their tenants.

I am writing in STRONG opposition to H7891 & 7989 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%7C3a15923d034e4158adff08dc58332ea2%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638482224210331386%7CUnknown%7CTWFPbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoIV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=m0VLSPp0eNzfv9ly84z0SckEGHuBe%2FO62gzCy7pnno%3D&reserved=0)

[03%2FExamining%2520the%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Policies%2520in%2520Cities%2520Across%2520America.pdf&data=05%7C02%7CHouseMunicipalGovernmentandHousing%40rilegislature.gov%7C3a15923d034e4158adff08dc58332ea2%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638482224210331386%7CUnknown%7CTWFPbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoIV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=m0VLSPp0eNzfv9ly84z0SckEGHuBe%2FO62gzCy7pnno%3D&reserved=0](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%7C3a15923d034e4158adff08dc58332ea2%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638482224210331386%7CUnknown%7CTWFPbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoIV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=m0VLSPp0eNzfv9ly84z0SckEGHuBe%2FO62gzCy7pnno%3D&reserved=0)

Thank you for your consideration.

Sincerely,

Dave Massenzio  
955 E Broadway Apt 4  
South Boston, MA 02127  
[massenzd@gmail.com](mailto:massenzd@gmail.com)