

Dear Committee clerk Huntley,

Hi,

My name is Tracey Cassara.

I am an investor and healthcare worker in the state of Rhode Island.

I have several hundred friends in the Rhode Island real estate investment group at own property in Rhode Island. My friends are stating they will be selling their property and moving their investing to other states if this bill goes through. I also plan on not buying any longer in the state of Rhode Island if this bill passes. I will invest in other states and have fair laws for landlords. This Law is only going to make the housing crisis worse in Rhode Island. Landlords will stop being landlords here and there will be even less available housing.

Please stop this bill from passing.

Respectfully,

Tracey Cassara

This bill, among other provisions, seeks to authorize rent control, require just cause evictions, and mandate landlord-tenant relations in cases of housing violations. While I appreciate the bill's intent to address housing affordability and tenant protections, I believe these proposed measures would have detrimental effects on both landlords and tenants, potentially leading to unintended consequences for our community.

Rent Control Concerns:

Rent control often results in negative consequences, including reduced investment in housing stock, deterioration of rental properties, and decreased availability of affordable housing in the long term. By artificially capping rental rates, landlords may lack incentives or resources to maintain and improve their properties, ultimately harming tenants and exacerbating housing quality issues.

Just Cause Evictions:

Requiring just cause evictions could impede landlords' ability to manage properties efficiently and address problematic tenancies. Landlords require flexibility to respond to various circumstances, particularly in multifamily homes where disruptive tenants may affect others. Mandating just cause evictions restricts landlords' ability to remove problematic tenants, potentially increasing tensions within rental communities.

Mandated Landlord-Tenant Relations for Housing Violations:

Mandating landlord-tenant relations in cases of housing violations could burden landlords with additional bureaucratic requirements and legal liabilities, discouraging property ownership and investment in rental housing.

Instead of implementing blanket measures like rent control and mandatory just cause evictions, I urge policymakers to consider alternative approaches that promote housing affordability and tenant protections without stifling housing market dynamics or infringing on property rights. Solutions such as increasing housing supply through streamlined permitting processes, providing financial incentives for affordable housing development, and enhancing tenant education and support services could offer more effective and sustainable outcomes.

I respectfully request reconsideration of the proposed bill and exploration of alternative policy options that balance the interests of landlords, tenants, and the broader community. Let us collaborate on thoughtful and pragmatic solutions that foster a fair and equitable housing market while preserving property rights and promoting economic vitality.

Sincerely,

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