

Dear Committee clerk Huntley,

We are writing on behalf of the Rhode Island Coalition of Housing Providers ("the coalition") to express our strong opposition to House Bill 7891.

I urgently ask you to oppose H 7891! This bill proposes rent control, just cause evictions, allows the city to vaguely create a board that has no protections from bias or inexperienced stances, and imposes hefty regulation and costs on housing providers and developers. While the aim is to address housing affordability and tenant protections, I believe these measures would have detrimental effects on both landlords and tenants, potentially leading to unintended consequences for our community.

Rent control can reduce investment in housing, deteriorate rental properties, and limit affordable housing availability. Just cause evictions hinder landlords' ability to manage properties effectively and address problematic tenancies. This proposal would absolutely create unjust burden and red tape in our already crunched housing market. There are several studies that show that rent control and "just cause eviction" policies do not work! Rent control would in fact help those making higher incomes more than the intended target which is those who cannot afford rent.

Please support development of housing and say "no" to policies like these that harm development!

Sincerely,

Lynn Smiley
134 Sharpe St Unit 2
West Greenwich, RI 02817
brassringfarm@verizon.net