

## H7891 Opposition Letter

My name is Rose Siegel and for 22 years I am a housing provider in Providence.

**Page 2 Line 25 Says:** (d) For rental dwelling units covered by this section, an owner shall not, over the course of 26 any twelve (12) month period, increase the gross rental rate for more than the percentage allowed 27 in subsection (b) of this section, times the lowest gross rental rate charged for that tenant at any 28 time during the twelve (12) months prior to the effective date of the increase.

*I give my tenants over 120 days notice, which began in January. I already have new signed leases for this 2024-2025 year. You cannot turn back time. While this entire bill is very damaging and will have the opposite outcome of what the sponsor thinks he's creating, any rent stabilization (which has failed miserably everywhere it has been instituted, and subsequently repealed), must go forward from the contract in place, not from an expired/expiring contract from a year ago.*

**The Bill Line 33 says:** (f) The city may provide for fair return standards for the regulation of rent, which may include, but are not limited to, changes to permissible rental rates based upon certain maintenance and capital costs and rapid increases in property taxes.

*What about 5-6 unit properties, which require commercial, adjustable rate mortgages? When those rates adjust to the current, higher mortgage rates, the payments will substantially increase, and if that is not also included as an allowable increase is the basis of the rent amount, then housing providers will be unable to make payments, and lose the properties to foreclosure or tax sale, making housing even more scarce.*

### **On Page 3 starting with line 6: Just Cause Eviction.**

*Disturbing tenants violating the lease, threatening and assaulting other tenants and neighbors scare the shit out of everyone. My attorney advised I could not get a restraining order, as that would prohibit ME from being on my property! It has been my experience over 22 years, that good tenants leave and move away, and will not ever file a police report or testify. They are terrified of retaliation. Without that documentation a housing provider cannot prove "just cause", so this entire section creates huge problems. Neighbors complaining about the housing provider not getting rid of terrible tenants. The housing provider has their hands tied. We get cited for the dangerous tenant, because we have no one willing to provide hard evidence. Police will not get involved unless there is a warrant out for the horrible tenants arrest - - which again, will not happen when everyone is so afraid of retaliation, that they will not fill out a police report or testify. They just move away, and we cannot get rid of a violent tenant in the neighborhood. This is a horrible clause. Everyone suffers.*

**On page 4 line 5: Condominium conversions.** This says the city of Providence may, by ordinance, regulate the conversion of residential dwellings to condominiums or cooperatives. Such ordinance may include tenant notification requirements, relocation plans, tenant relocation payments, permits, permit fees... Notification requirements and relocation payments may vary based on income, age, and disability.

*Condominiums provide lower cost of entry and greater affordability for 1<sup>st</sup> time homeowners seeking a starter home, as well as peace of mind for senior citizens for whom the cost and responsibility of replacing a roof all by themselves, or handling snow removal, is prohibitive. I work 7 days a week, I renovated every unit to be condo-ready in order to sell and be able to retire. At 67, I'm tired and should be able to sell my properties however I choose to do so, and as I have planned to for the past 22 years. Additionally, this over stepping regulation beyond normal building inspection standards will increase the time frame and costs, making entry level housing more out of reach for those who need it most. It will discourage development and investment in housing creation. Defeat this bill. Thank you.*