

Dear Committee clerk Huntley,

Rent control has not worked. NYC is a prime example of this with its dilapidated buildings. This is due to rent control not keeping in tune with inflation. Unless this bill can control inflation then it is not a good idea. Due to COVID, prices escalated then a rent moratorium was put in place. Landlords lost a lot as once tenants stop paying rent they rarely catch up and city funds were not applicable to all tenants. Not all banks helped property owners and if they paused mortgages - interests still accrued. Many landlords lost their properties. In general all costs have gone up - property taxes, insurance, utilities, maintenance men and parts. Also new landlords that purchase properties at today's prices have to increase rents after leases end to not lose money. It's a business and not a charity- we have to be able to profit to not only pay for property but to also maintain the property. Small landlord will not be able to keep up financially, thus you will gain more corporate landlords. Please do not pass this bill.

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,

Sandra Negrón
47 Lisbon St
Providence, RI 02908
info@sandranegron.com