

Dear Committee clerk Huntley,

Again, as a local housing provider it seems I wouldn't have severely limited control over my property should a tenant damage a unit, or commit crimes in the unit. Large landlords can overcome these financial burdens set forth in this bill. Again, I am confused why Rhode Island dreams of having large landlords purchase most of Rhode Island's rental units, as that would be the ultimate outcome of these bills. The 2nd-4th order effects are really not being taken into consideration. More legislation should be passed that eases the regulatory burden of creating housing, Providence has done the best job in the state on that front. Easing that burden would help provide more affordable housing to more people in Rhode Island. Over controlling the limited supply will make it far too easy for small housing providers to sell and move elsewhere, and large landlords will move in.

I strongly oppose H7989 which provides a combination of harmful legislation that diminishes property rights along with the ability to successfully mitigate housing challenges. In short, this bill does the following:

Limitation of Annual Rent Increases:

Rent increases for covered dwelling units are capped based on the annual change in the consumer price index or 5%, whichever is lower.

Just Cause Eviction Protection:

Prohibits a property owner from rightfully NOT renewing a lease. Establishes situations in which a property owner must provide 6 months' notice AND 3 months' rent payment to tenant in order to take possession of a unit. Any violation of the Just Cause Rules will impose a \$5,000 fine upon the property owner.

Regulation of Condominium and Cooperative Conversions:

Regulations are provided for the conversion of housing accommodations to condominium or cooperative ownership, including excessive relocation payments.

Regulation of Tenant Deposits and Fees:

Cities or towns can regulate tenant deposits and fees, including installment payment options for security deposits and last month's rent. Tenant's may elect to pay such payments over the course of 4-6 months at their own discretion. Any landlord who rejects this proposal shall be subject to a \$1,000 fine, attorney fees, and possible other damages.

Municipal Anti-Displacement Zones:

Cities or towns can establish anti-displacement zones to protect low- and moderate-income households from displacement.

Reporting Requirements:

Cities and towns adopting these provisions must provide annual reports to the department of housing.

Deceptive Trade Practices and Remedies:

Violations of these provisions are deemed unfair and deceptive trade practices, and grants power to the AG to pursue civil penalties, injunctive relief, and any other relief available.

None of the proposals set forth in this legislation aim at resolving the current challenges of our housing market, but further prevents the fruition of real solutions. This legislation further pits landlord and tenant against one another, creating a hostile environment where each party is on edge rather than focussed on creating a good relationship. It is well documents that rent control and just cause eviction policies produce extensive unintended consequence and do nothing to help those most vulnerable.

I support proposals that adequately take aim at the root of the problem, which is lack of supply and high demand. I urge you to to reconsider this proposal and say "NO" to all rent control, just cause eviction, and over regulatory proposals.

Thank you for your consideration.

Sincerely,

Andrew Dunham
20 W View Dr
Coventry, RI 02816
andrew@evergreenmgmtri.com