

Dear Committee clerk Huntley,

I am opposed to H7989. Unless we are going to cap taxes, insurance, utilities and all other costs that are associated with housing; then this makes absolutely no sense. This is just more far left wing nonsense from the progressive wing of this body, most of whom are not owners or landlords themselves and have never renovated or managed any real estate themselves. Furthermore, just cause eviction is a violation of my property rights. I would like to see the General Assembly get it's head out of the sand and start proposing some real solutions to the actual issues in this state. Regards, Christopher L. Smith

I am writing to oppose H 7989. This proposal not only implements rent control and just cause eviction clauses, it also sets forth over-regulatory, punitive, measures that do nothing to resolve our housing shortage, and everything to increase the burdensome costs that both property owners and tenants face in today's overall economy. The cost of everything has gone up, including housing! One example in Providence is the rapid increase of taxes. The average property tax for a 6+ unit in 2015 was \$26,000 VS a whopping average of \$51,000 in 2023. That one cost alone as DOUBLED in less than 10 years. Along with taxes, every other costs associated with running and maintaining our properties have increased.

While it is fair to say that renters are cost burdened, it is also even more fair to say that both sides of the equation, landlords AND tenants are cost burdened. The cost of virtually everything post-covid has increased in our daily needs. Insurance, taxes, utilities, and maintenance and repairs are no different. We must stop over-regulating ALL overburdened parties and focus on effective legislation that produces real results. I understand that people are frustrated and it is easy to point the finger, however that almost never solves a problem. Please consider legislation that is inclusive and fosters teamwork between landlords and tenants. We would all love to be part of the solution that helps those most vulnerable in society.

I urge you to refer to reliable resources such as those presented by the National Apartments Association.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023-03%2FNAA%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Infographic.pdf&data=05%7C02%7CHouseMunicipalGovernmentandHousing%40rilegislature.gov%7C10a62d1ee231484052ed08dc57b57449%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638481684078360854%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=S%2BDwrq8LtltonlN7KFjv95lQv4vBFcomBtLbQ%2B54WOY%3D&reserved=0>

Sincerely,

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