

Dear Committee clerk Huntley,

I personally keep around 15% of my units affordable even though it's extraordinarily difficult to do so. I do this often for older people who have lived in my neighborhood for a long time and couldn't afford much more elsewhere. I'll give a specific example. I have one tenant who pays \$875 for a 2 bedroom that I could easily rent out for \$1750. When she passes or decides to leave I plan on getting market rent but until then I am doing my best to help her. With these types of bills I have to start raising now which she can't afford and she will end up having to leave sooner. The math on these situations don't work out. The house makes about \$1100 per month meaning any month of maintenance like a hot water heater it loses. The house also needs capital improvements of probably \$100k over time. That's 8 years of profit. It isn't easy to keep things affordable and these bills aren't helping. In terms of condo conversions specifically my neighborhood has an extreme affordability problem for entry into home ownership. Why would we want to make that higher by eliminating the lowest entry point to home ownership which is condos. I wish that there would be more focus on working collaboratively to solve the problem by simply creating more housing. These bills treat landlords as the enemy when we are a great resource for solving this problem through creative building and refining. I look forward to supporting these types of bills.

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 month's 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,

Daniel Hornby
441 Broadway
Providence, RI 02909
dph438@gmail.com