

**House Bill # 7989** Oppose this dreadful bill: Here are just some of the problems :

**Page 2 starting on line 27** talks about: Limitation of rents to the lower of the CPI or 5%.

*My Property taxes on 1 house went up 311% in 3 years from \$9,017 to \$28,090; insurance increased 50% in 2 years, that equaled an increase of \$556.00 per apartment per month to my tenants living at that property over only 3 years. That comes to a 28% increase in their rent, not counting water, sewer or other cost increases, and next year the mortgage rate adjusts to a higher rate. This will literally drive housing providers into foreclosure. If this passes, the future of Providence will be filled with boarded up abandoned houses.*

**Line 34 says:** “(b) For the purposes of this chapter, the rent amount in place twelve (12) months prior to the date of adoption shall serve as the base rent upon which any annual rent increase shall be applied.”

*What? I already have new signed lease contracts in place for the 2024-2025 rental year. You cannot invalidate current contracts and roll back leases to a prior year. I'd like to get last years price for new car too! That is unrealistic and makes no sense. Are you going to roll back my enormous property taxes and huge insurance cost increases too??? I'll send my bill to Providence City hall for reimbursement.*

**Page 3 Line 11: Just Cause evictions:**

*Bad tenants who regularly violate the lease, threatening and assaulting good tenants and neighbors, scare everyone. Good tenants move away. They won't file a police report or testify. They are terrified of retaliation. Without documentation, a housing provider cannot prove “Just Cause”, Resulting in huge problems as neighbors complain about the housing provider not getting rid of terrible tenants, and the housing provider has their hands tied, and gets cited for the abusive tenant, because no one is willing to provide hard evidence. Police will not get involved unless there's a warrant for the bad tenants arrest – which won't happen when everyone is afraid of retaliation.*

**Page 4 Line 25 Condominium conversions:**

Refer to Page 1, excerpted Lines 2 and 3: “The general assembly finds and declares that lack of affordable ... ownership opportunities .... are commonplace throughout the state” Continue on page 4 line 26: “(a) A city or town may enact an ordinance to regulate the conversion of housing to the condominium ....and the regulation of rent and the eviction of tenants incident to the conversion or sale of condominiums. Ordinance may include Provisions for investigations into and hearings on condominium conversions or proposed conversions, A permit process; .... Relocation costs for tenants and other measures to protect tenants; Control of evictions; Penalties for violation of the ordinance; The ordinance may establish a condominium review board or vest duties in existing municipal board, commission...

*This runs counter to providing affordable ownership opportunities cited on page 1 and punishes anyone trying to provide an entry level starter home to young couples, or a low maintenance dwelling for senior citizens. Adding layers of red tape, review boards, hearings, undefined*

*penalties, and relocation costs for tenants will eliminate the creation of these safe and affordable housing options for Rhode Islanders, while imposing undue restrictions on housing providers and property owners. Please defeat this terrible proposal.*

**Page 5 Line 16 protection from immediate rent increases.**

*I give 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. Any rent calculation must go forward from the contract in place, not from an expired/expiring contract from a year ago.*

**Page 6, beginning on line 20: Municipal Anti-displacement zones:**

*....”provide for the implementation of such section’s provisions, in distinct anti-displacement zones, in which it has been determined that residential households of low-, moderate-, or middle-income ... are at risk of displacement, as defined by the municipality. (b) A community organization, as defined by the municipality, may petition the municipality for the establishment of an anti-displacement zone....”*

*What does an anti-displacement zone limit?*

*What are the parameters?*

*It’s totally undefined.*

*No one can plan or budget properly, let alone run a business to try to provide safe housing under these circumstances.*

*So after dedicated housing providers and urban pioneers have been devoting their blood, sweat and tears for the past 40 years to turn the formerly boarded up crack houses in the Armory District of Providence into a beautiful neighborhood that is providing enormous amounts of excessively high property taxes to the city, now, someone will determine that there are at risk populations there – just like that area was determined to be most at risk and granted 1<sup>st</sup> opportunity for the Covid vaccines - and now with this proposal, some community organization will seek to restore the neighborhood to it’s former boarded up, derelict state to discourage renovation, development and condominium conversion. What a disaster.*

*These are only a few brief responses to the very long, detailed and misdirected efforts of this bill which will create far reaching problems for the communities they say they are endeavoring to help.*

*This ill-conceived bill will destroy the entire Rhode Island economy.*

*Oppose this bill at all costs*