

Dear Committee clerk Huntley,

When you limit my city taxes, insurance for the multifamily home that I own, water, sewer, house, electric, and gas, plus the cost of maintenance and repairs then rent control might be reasonable. The heat in one of my units just failed and needed to be replaced to the cost of over \$8000. How am I expected to pay for these things when rents are not able to cover them. Are you looking and requiring benevolent landlords?

House Bill 7989, proposes residential rent control, rent increase caps, just cause eviction mandates, installment payments for security deposits, and harsh penalties.

While the bill aims to address housing affordability and tenant protections, these measures could have detrimental effects. Rent control and strict rent caps discourage property investment and maintenance, reducing affordable housing availability. Mandating just cause evictions limits landlords' ability to address tenant issues promptly.

Requiring installment security deposits increases financial risks for landlords, and annual reporting to the Department of Housing burdens already strained resources.

I advocate for alternative approaches that promote housing affordability, private investment, and tenant protections without undermining property rights or market dynamics. Collaborative efforts among stakeholders can lead to effective housing policies that benefit our communities.

I support the Rhode Island Coalition of Housing Providers. Thank you for your consideration.

Sincerely,

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