

Dear Committee clerk Huntley,

I own several small multi-unit houses in Providence with very affordable rental rates. Please oppose bill h5954 this bill will only make it more difficult to provide housing and be a landlord in the city which only will make apartments more expensive in order to bring rents down we should make it easier to be a landlord and to build more units to increase supply to meet demand. This is the way to bring rents down.

Thank you for your consideration!

I urge you to reject any rent control or just cause eviction policies as they are counterproductive to providing adequate housing - both in regards to supply and quality of housing. Zillow has reported that the year over year average rental price in Providence has remained at \$2,200. This is still 34% cheaper than the average apartment price in Boston. Rent Control would possibly hurt those who it intends to help. If we do not have enough units to house everyone, then it is possible that the highest income earners will still be able to compete for the available housing stock, while living below their means, still leaving those most vulnerable without adequate housing. We must continue to support housing initiatives that provide the housing we need. Thank you for your consideration.

Sincerely,

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