

Dear Committee clerk Huntley,

I oppose H 5954 regarding just cause eviction, rent control, not issuing building permits if there are violations on a property and a Providence Rental Registry.

It is important for a landlord to be able to control who is living in the properties they are responsible to maintain. Some tenants do not get along with each other and someone will have to move. Some tenants do not follow the rules established for a property and a landlord needs to be able to ask them to move. This bill requires a landlord to show "just cause" and obtain a court order to ask a tenant to move. This would be extremely difficult for a landlord.

Landlords should also not be responsible for relocation fees. Most tenants move themselves for a local move so this is not a significant cost savings for tenants.

Preventing building permits from being issued if violations are on record makes no sense.

The bill also proposes rent control set by the City on an annual basis. Costs for insurance, taxes, utilities and labor have been increasing significantly. The City of Providence is discussing a 8% real estate tax increase which would make this proposal unworkable.

I have owned rental properties in Providence for 40 years. I try to keep rents as low as possible. This bill would make it much harder to keep my rents affordable. In general, I try not to raise the rent on existing tenants. If I have a good tenant I try to keep them as long as possible. In some cases my rents are significantly under the market. When a tenant moves, I renovate the apartment and then charge a market rent. If there were rent control I would need to raise the rents every year to keep up with the market.

This bill proposes a Providence Rental Registry which would duplicate the state Rental Registry. Who is going to pay the cost of administering this duplicative effort? Providence taxes are already high and we can not afford the additional cost of a duplicative Providence Rental Registry.

Please do not vote for H5954!

Thank you for your consideration.

I am writing in STRONG opposition to H5954

- Set Rent Control - which the city can change every year;
- Implements citywide rental registry;
- Creates Just Cause Eviction policy/removes owner ability to not renew a lease and requires that owners pay tenants to move;
- Allows tenants to escrow rental payments rather than pay landlord due to violations but is unclear;
- Prevents building permits from being issued if violations are on record;
- Requires landlord pay tenant relocation fee if landlord asks the tenant to move for the purpose of renovation, condo conversion, or for a family member to occupy - an amount would be set by the board created under this law;
- Allows the city to create a board to govern these regulations which may be continuously changed.

I believe that this proposal severely impedes on my property rights and creates a scenario in which it will be impossible to plan for expenses and repairs from year to year. The terms set forth in this proposal are also extremely vague and allow much room for over-regulation and bias, unjust enactment of laws. Any such provision in this proposal either separately or in combination will further burden the ability and motivation to create more housing. Creating more housing is the only solution for any problem which this proposal seeks to remedy.

Please research the severe implications that all of these proposals would create. Please consider this resource in your decision-making

process:<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023->

[03%2FExamining%2520the%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Policies%2520in%2520Cities%2520Across%2520America.pdf&data=05%7C02%7ChouseMGH%40rilegislatore.onmicrosoft.com%7Cb376b0a373344d3602d508dd715ec793%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638791374214616718%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiLwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=5bmKEyLkQ1mtQe1yrffAWDiaysio1swQUM6xja7p%2Fflw%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023-03%2FExamining%2520the%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Policies%2520in%2520Cities%2520Across%2520America.pdf&data=05%7C02%7ChouseMGH%40rilegislatore.onmicrosoft.com%7Cb376b0a373344d3602d508dd715ec793%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638791374214616718%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiLwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=5bmKEyLkQ1mtQe1yrffAWDiaysio1swQUM6xja7p%2Fflw%3D&reserved=0)

Thank you for your consideration.

Sincerely,

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