

Dear Committee clerk Huntley,

You cannot limit rents in the face of huge increasing costs without a collapse in the number of safe, clean, livable housing units.

I've already had a property go from \$9,017/year in property taxes to \$28,090 in just 3 years, a 311% increase!!! Huge increases in property taxes, insurance, water, sewer, etc...and limits on rent increases will result in people being unable to maintain their home, do work necessary to have lead certificates, and losing their homes, properties going up for tax auction and foreclosures, then being boarded up, and there will be fewer houses for rent.

Studies have proven that every single municipality that has instituted rent control in some form found it had the opposite result and curtailed investment, stopped development of new housing, disabled homeowners ability to maintain their properties. All ended up limiting housing supplies further, while places became more dilapidated and unsafe.

Providence has many other options for balancing their city budget without unequal and unfair burdens placed on homeowners.

1) Large billionaire developers are given huge Tax Stabilization Agreements (TSA's) wherein they pay a small fraction of the taxable value of their luxury high rises while taking our best tenants and we end up subsidizing the billionaires tax bills.

2) The alleged non-profit institutions like the universities either build, or buy from the billionaire developers (Brown bought the River View development on point street overlooking the water) taking these buildings off the tax rolls completely – when these buildings are highly profitable and NOT NON-PROFIT activities. They put 2 college kids in each bedroom, charge them \$1,200/month each making \$2,400 per bedroom, a sum the rest of us could never get, and we are paying the cities tax burden while these hugely profitable dorms are not taxed.

3) Former mayor Cianci gave away the future of Providence buying off the unions with compounded 5-6% cost of living increases which turned into an exponentially increasing unfunded pensions and benefits liability whereby folks who worked for the city for 20 years, retired at 40 years old making \$35,000/year are now getting paid \$275,000/year and getting all of their health care benefits covered by the rest of us who, being taxed to death, cannot put aside anything for our own retirement. The mayor needs to grow some balls. Gina Raimondo took on the states unfunded pension liability, so RI has a chance to stabilize, but no mayor in this city in the recent past has addressed this issue, and now they come to the state to tax us into foreclosure. **DO NOT APPROVE THIS COWARDLY, SCANDALOUS TAXATION!!!!!!**

You do not have any idea what the costs are to a homeowner. Most people may have bought a habitable house and don't have a huge mortgage. Every house I have purchased was uninhabitable, vandalized, gutted, derelict, some did not even have any water or electric service, some had no floors and standing in the 1st floor you could see all the way to the attic. All cost a fortune to completely renovate, and bring up to code. I have worked hard to actually add to the housing stock and beautification of Providence and my neighborhood. Do not tax me out of my home and limit what I need to rent in order to cover the costs for me to run it.

As for just cause I have dealt with violent and destructive tenants that so scared my good tenants that the great tenants moved out and left rather than put their names on a police report and risk retaliation, like the neighbor across the street faced, when she called the police on these terrible folks and right in front of her these bad tenants slashed all of her car tires and assaulted her. She moved right away. It is a threat to all peaceful decent tenants to restrict the right to terminate a lease as proving just cause is impossible to do because tenants would rather move than face physical threats from horrific tenants.

These awful tenants were 2 attorneys and a nurse, by the way. So they looked great on paper and pulled every trick in the book to remain. They caused over \$109,000 worth of damages and lost rent. I have a \$62,000 judgement against them that I will never be able to collect.

I recently had a tenant who would not contact me as required when there was an issue. Instead she called code enforcement. The 1st time the very reputable contractors with 30+ years of experience came over, the tenant accused them of casing the place when they were actually looking to use the bathroom. After that the tenants would not permit my contractors to enter to do the work. That clause in this bill leaves the opportunity for destructive and dishonest tenants to call code enforcement as a strategy to stop a homeowner from repairing an issue, and collecting rent. And if you want places to be habitable, sometimes people need to move and that is not even an expense that should be borne by the homeowner who in good faith is trying to get a place fixed, renovated and safe. Those repair costs are outrageously expensive.

Lastly, many of my tenants move when it's time for them to buy a place. This past month 2 young families living in my apartments bought condos so they could start to paint and decorate as they wished and build equity for their families. Last year a friend of mine sold her 3 family house to move out of state. The person who bought the house turned it into 3 condos. My 2 tenants bought 2 of those condos and just finished moving in. When I'm too old and tired and it comes time for me to downsize, some of my units would be awesome condos which I would 1st offer to my current residents. Creating an opportunity for them to become homeowners and I will NOT let you infringe upon my property rights after all I have done to create housing from derelict structures, I will decide when, how and if to sell them.

OPPOSE THIS BILL!!!!!!

I urgently ask you to oppose H 7981! This bill proposes rent control, just cause evictions, allows the city to vaguely create a board that has no protections from bias or inexperienced stances, and imposes hefty regulation and costs on housing providers and developers. While the aim is to address housing affordability and tenant protections, I believe these measures would have detrimental effects on both landlords and tenants, potentially leading to unintended consequences for our community.

Rent control can reduce investment in housing, deteriorate rental properties, and limit affordable housing availability. Just cause evictions hinder landlords' ability to manage properties effectively and address problematic tenancies. This proposal would absolutely create unjust burden and red tape in our already crunched housing market. There are several studies that show that rent control and "just cause eviction" policies do not work! Rent control would in fact help those making higher incomes more than the intended target which is those who cannot afford rent.

Please support development of housing and say "no" to policies like these that harm development!

Sincerely,

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