



**RHODE ISLAND COALITION
OF HOUSING PROVIDERS**

www.ricohp.org

April 1, 2025

To Honorable Representative Stephen M. Casey
Chair, House Municipal Government and Housing Committee
Rhode Island State House
Providence, RI 02903
VIA Email: HouseMunicipalGovernmentandHousing@rilegislature.gov

RE: Letter in Opposition to House Bill No. 5954

Dear House Municipal Government and Housing Committee,

We are writing to you on behalf of the Rhode Island Coalition of Housing Providers ("the coalition") in strong opposition to House Bill 5954. This bill, among many other things, seeks to authorize rent control, require just cause evictions, and mandate landlord-tenant relations in cases of housing violations. While we understand the aim of this bill to address housing affordability and tenant protections, we believe that the proposed measures would have detrimental effects on both landlords and tenants, and could potentially lead to unintended consequences for our community.

Firstly, the implementation of rent control often results in a myriad of negative consequences, including reduced investment in housing stock, deterioration of rental properties, and decreased availability of affordable housing in the long term. By artificially capping and controlling rental rates, landlords may lack the incentive or even the resources to maintain and improve their properties, ultimately harming tenants and exacerbating housing quality issues. Economists overwhelmingly agree that price controls on rent are inefficient, counterproductive, and lead to serious negative impacts for the housing market.

Furthermore, requiring just cause evictions will impede landlords' ability to efficiently manage their properties and address problematic tenancies. Landlords need flexibility in managing their rental units to respond to various circumstances. Perhaps of paramount importance in multifamily homes is the need for a landlord to be able to remove a tenant who is disrupting other tenants in the building.

Tying the hands of landlords in cases of disruptive tenants and other problematic situations, is likely to cause respectful and good-neighbor tenants to vacate, leaving landlords with mostly vacant buildings which could further deteriorate and become the subject of vandals. Mandating just cause evictions restricts landlords' ability to remove problematic tenants, leading to increased tensions and conflicts within rental communities.

Additionally, mandating landlord-tenant relations in cases of housing violations could burden landlords with additional bureaucratic requirements and legal liabilities, potentially discouraging property ownership and investment in rental housing. While ensuring safe and habitable living conditions for tenants is crucial, there are already existing legal frameworks and mechanisms in place to address housing violations at the local level without imposing overly burdensome mandates on landlords.

Instead of implementing blanket measures such as rent control and mandatory just cause evictions, we urge you to consider alternative approaches that promote housing affordability and tenant protections without stifling housing market dynamics or infringing on property rights. Policies such as increasing housing supply through streamlined permitting processes, providing financial incentives for affordable housing development, and enhancing tenant education and support services could offer more effective and sustainable solutions to address our community's housing challenges.

We respectfully urge you to reconsider the proposed bill and explore alternative policy options that balance the interests of landlords, tenants, and the broader community. Let us work together to develop thoughtful and pragmatic solutions that foster a fair and equitable housing market while preserving property rights and promoting economic vitality.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shannon Elizabeth Weinstein', with a stylized, looping flourish at the end.

Shannon Elizabeth Weinstein

On behalf of the RI Coalition of Housing Providers