

Support H8035

Dear Committee clerk Huntley,

Rent control is not the answer to fix the affordable housing problem. Municipalities are to blame for making development expensive, time consuming, and not profitable.

I am writing to express my support for the proposed Property Tax/Rent Freeze Bill, while also reaffirming my continued opposition to rent control policies in any form.

Rent control introduces broad and lasting consequences that negatively impact housing supply, property conditions, and overall economic stability. These policies restrict revenue while the cost of providing housing continues to rise. Housing providers today are facing substantial increases in insurance premiums, utilities, maintenance, construction materials, and general operating expenses. In many cases, providers are also absorbing operational losses simply to keep housing available.

Amid these rising and largely uncontrollable costs, property taxes stand out as one of the few expenses that are directly controlled by municipal leaders.

For that reason, this legislation represents a rational and necessary safeguard. If a municipality chooses to adopt policies that limit a property owner's ability to adjust rents, it is prudent that the same municipality assume responsibility for controlling the one major cost within its authority—property taxes. Preventing tax increases or reassessments on affected rental units does not solve every negative implication that run control creates, but it is one step towards balancing the burden of rent control policies between municipalities and property owners.

To be clear, my support for this bill should not be interpreted as support for rent control itself. I remain firmly opposed to rent control policies regardless of whether a tax freeze is in place. However, if such measures are enacted, it is appropriate that municipalities align their fiscal policies accordingly and avoid compounding the financial strain on housing providers.

This bill acknowledges that principle and introduces a level of accountability that is essential when imposing regulatory constraints on housing operations.

Thank you for your time and consideration.

Sincerely,

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