



**RHODE ISLAND COALITION
OF HOUSING PROVIDERS**

www.ricohp.org

April 7, 2026

To The Honorable Representative Steven Casey
Chair, House Housing & Municipal Government
Rhode Island State House
Providence, RI 02903
VIA Email: HouseMunicipalGovernmentandHousing@rilegislature.gov

RE: Letter in Support of House Bill No. 8035

Dear House Housing and Municipal Government Committee:

On behalf of the Rhode Island Coalition of Housing Providers (RICOHP), we write to express our support for H8035, legislation that would prohibit municipalities from increasing property taxes on rental housing in any jurisdiction where rent control or rent stabilization policies are enacted.

At the outset, we want to be clear: we remain firmly opposed to rent control in all forms. Housing providers across Rhode Island continue to face rising operating costs—including insurance, utilities, labor, and maintenance—which already place significant pressure on the ability to provide and maintain housing. Imposing limits on rental income in this environment creates a fundamentally imbalanced economic structure.

This proposal does not make rent control acceptable, nor does it resolve the broader challenges such policies create. However, it does highlight a critical principle of fairness and fiscal responsibility: if a municipality chooses to cap a housing provider's income, it must also take responsibility for limiting the expenses within its control.

Property taxes are one of the largest and most variable expenses facing housing providers, and they are entirely determined at the municipal level. Allowing property

taxes to continue increasing while rental income is artificially capped creates an unsustainable dynamic—one that inevitably leads to deferred maintenance, reduced investment, and long-term deterioration of housing stock.

Housing providers fully recognize that property taxes are essential to funding local services, including schools, public safety, and infrastructure. However, there must be balance. Municipalities cannot reasonably expect housing providers to absorb continually rising costs while simultaneously restricting their ability to generate revenue.

This legislation establishes that balance. It ensures that if a municipality elects to implement rent control, it must also share in the responsibility by stabilizing the one major cost it directly controls. This creates a more transparent alignment between policy decisions and their financial consequences.

Importantly, this bill does not endorse or legitimize rent control. Rather, it reinforces accountability. It ensures that municipalities cannot impose income restrictions on housing providers without also acknowledging and addressing the cost pressures those same providers face.

For these reasons, we respectfully support this legislation as a necessary measure to introduce fairness and fiscal discipline into any jurisdiction considering rent regulation policies.

Thank you for your time and consideration.

Sincerely,
Shannon Weinstein

A handwritten signature in blue ink, appearing to read 'Shannon Weinstein', is written over the printed name.

On Behalf of
Rhode Island Coalition of Housing Providers (RICOHP)