

Roberta DiMezza

From: Joan Sackett <user@votervoice.net>
Sent: Saturday, March 15, 2025 1:12 PM
To: House Judiciary Committee
Subject: OPPOSE H5264 & 5676

Dear Committee Clerk DiMezza,

Property owners face increases in taxes, utilities and general building maintenance that far exceed 4% per year. Taxes may look like they are only raised 4%, but, as you know, the property valuations are often so much higher, that the final tax on a property far exceeds 4 %. I pay for my tenant's utilities and those bills also far exceed 4% per year. If this bill passes, property owners will have difficulty investing in property maintenance and Rhode Island will become a haven for people who cannot afford to live anywhere else. RI will lose in the long run.

Rhode Island should not pass rent control because it would reduce the supply of rental housing, discourage new construction, and lead to deteriorating property conditions. Studies from San Francisco (Diamond et al., 2019) and Cambridge, MA (Autor et al., 2014) show that rent control causes landlords to convert rental units into condos, shrinking the housing supply and making rents higher for new tenants. In New York City, rent-controlled apartments remain occupied by long-term tenants, even when their housing needs change, leading to inefficient use of space and worsening shortages. Sweden's rent control system has resulted in decades-long waiting lists for apartments, proving that strict price caps do not guarantee availability. A 2012 survey of economists by the University of Chicago found that 93% agreed rent control reduces housing supply and quality. Instead of rent control, Rhode Island should focus on zoning reform, tax incentives for affordable housing development, and tenant assistance programs to improve affordability without driving landlords out of the rental market.

Sincerely,

Joan Sackett
111 Winnisquam Dr
Warwick, RI 02886
jksackett@aol.com