

Roberta DiMezza

From: John Gifford <user@votervoice.net>
Sent: Sunday, March 16, 2025 1:10 PM
To: House Judiciary Committee
Subject: OPPOSE H5264 and 5676

Dear Committee Clerk DiMezza,

I am writing to express my strong opposition to H 5264 due to its potential to harm Rhode Island's housing market and landlords like myself. Rent control distorts market dynamics by capping prices below supply-and-demand equilibrium, risking housing shortages as demand outstrips supply. It disincentivizes property maintenance and improvements—critical for my rentals in Pawtucket—since limited revenue undermines the ability to fund upgrades, leading to declining housing quality. This policy also misallocates housing, benefiting stable tenants who may not need subsidies while leaving vulnerable renters struggling to find homes.

Moreover, H 5264 could deter investment in rental properties, as capped returns make it less viable to build or maintain units. It risks unintended consequences: reduced supply as landlords exit the market, and heightened tenant screening (limiting access for marginal applicants). A segmented market could emerge, widening price disparities and inequality.

The administrative burden of enforcement—coupled with tenant lawsuits for triple damages—would strain courts and landlords alike. For me, defending against such suits could drain resources needed for my properties. Additionally, arbitrary caps on rent increases at turnover hinder funding for repairs, especially as inflation and costs rise faster than controlled rents allow. This financial squeeze threatens my ability to maintain safe, quality housing.

H 5264's approach fails to address housing needs effectively and burdens landlords, tenants, and communities. I urge its rejection in favor of market-driven solutions that encourage supply and fairness.

Sincerely,

John Gifford
1800 Mendon Rd Ste E-553
Cumberland, RI 02864
jaygiff@gmail.com