

Roberta DiMezza

From: Kellie Marcil <user@votervoice.net>
Sent: Saturday, March 15, 2025 8:16 AM
To: House Judiciary Committee
Subject: OPPOSE H5264 & 5676

Dear Committee Clerk DiMezza,

Rent control is significantly restricting my rights and ability to operate as a responsible housing provider. By limiting rent increases regardless of rising maintenance costs, property taxes, and inflation, it creates financial strain that makes it harder to invest in property upkeep and improvements. Additionally, it reduces flexibility in managing my own property, often benefiting long-term tenants at the expense of newer renters seeking housing. Over time, these regulations discourage investment in rental properties, ultimately leading to a decline in available and well-maintained housing.

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,

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