

## Roberta DiMezza

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**From:** Mac MacDougall <user@votervoice.net>  
**Sent:** Saturday, March 15, 2025 4:03 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H5264 & 5676

Dear Committee Clerk DiMezza,

Dear Representative Rebecca Kislak, Representative Jennifer Stewart, and Committee Clerk Roberta DiMezza, Rent control does not work. And I can tell you with the enforcement of Lead Laws which forces a landlord to paint their property every two years if there is any missing or peeling paint. With the average cost for exterior painting or siding ( which is so environmentally friendly), you are looking at \$20,000-40,000 to paint and \$50,000-\$100,000 to side a house and that is just the exterior. A new boiler might cost you \$11,000-\$14,000. and that is not to mention any of the other maintenance repairs a home owner/landlord has to pay out for at any given time. Rents don't cover the cost now. And in this market anyone that bought a place with a high interest rate and a high price tag is under water. And those taht did not still have the up keep of a mostly old housing stock. Rent control will make owners sell. And no buyers. Again why would anyone just sign up to pay an unknown amount of money at any time and only be able to recoup a certain amount. It doesn't work. It just does not. If you want to keep rents a certain rate then you have to restrict the amount of costs that landlords incur. Otherwise it just does not work. And most landlords do not raise rents unless they have to. Especially on great tenants no one wants to run the risk of loosing a great tenant over a few dollars. It is the scare tactic like "rent control" and "just cause eviction" and overly burdensome registration" that are the driver of higher rents. This will not do anything good for anyone.

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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