

House Bill H7382

To whom it may concern;

I strongly support House Bill H7382.

This bill will reduce the current limits on renting in cities and towns across the state and will have a positive effect on the housing crisis in Rhode Island. It will also provide badly needed housing for URI students and young working adults. I have been renting to URI students and young unrelated adults for almost 25 years. Currently in Narragansett houses with 4 or more bedrooms have houses with empty bedrooms. The town ordinance created a bigger supply and demand issue, which in turn, created a higher per person rent for those houses. That higher per student rent then transferred into the smaller 2 and 3 bed homes, which were predominantly rented yearly to young families. Approximately 70 new student rentals were added to the rental registration after the 3 student (now 3 unrelated) ordinance passed. This is opposite of what the town was trying to accomplish. I believe by allowing the empty bedrooms in 4 and 5 bed homes to be filled, the smaller homes will again be a more affordable option for young families and young workforce adults to begin their natural path of moving out of their folks homes and starting their lives in the community.

I personally keep the rent on my 2 bedroom yearly rental below market rental rates, because I have great tenants. When the town ordinance passed at 4 unrelated tenants and I had to leave 2 bedrooms empty in my 5 bed rental, I had to raise the rent to help offset the loss. I am going to have to do it again, if the state doesn't pass Bill H7382. It is a good bill. It will help students, parents of the students, young families, young workers, anyone who currently rents and tax paying property owners.

Sincerely,

Angela Moon

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