

## Dawn Huntley

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**From:** David Sisson <user@votervoice.net>  
**Sent:** Sunday, March 30, 2025 11:28 AM  
**To:** House Municipal Government and Housing Committee  
**Subject:** h5954 - OPPOSE

Dear Committee clerk Huntley,

Members of the committee,

I fully OPPOSE H5954.

This bill will have devastating affects on housing and tenants alike.

1- Rent control is widely known to restrict production of new housing, and benefit a small subset of mostly wealthy tenants and harm the majority of tenants. It will increase homelessness and decrease the availability of housing.

2- Rental registry. We already have a statewide registry. What's the point of this?

3- Just cause eviction. This completely removes property rights from the owners of property and transfers them to the tenants. As for me, if this bill passes, I will immediately sell my providence property as I do not believe I can properly manage my property nor protect my tenants if I cannot ask a problematic tenant to leave. Believe me, this will be horrible for the vast majority of tenants, and will reward the worst of the tenants a the expense of all.

4- Tenants can escrow rental payments rather than pay their rent. One has to wonder what will happen to both properties and tenants when a housing provider cannot pay for fixing violations? If a tenant creates a violation, why would the housing provider be penalized?

5- Prevents building permits from being issued if there are violations. This is extremely silly. How could anyone be expected to fix a violation if they can't get a building permit? Do you expect that property owners will fix things illegally in order to get them fixed? It also says that permits can't be issued if there's a violation on record. Does this mean that any property that's received a violation - even if it's been rectified - can no longer get a building permit?

6- Requires that a housing provider pay a relocation fee if the tenant has to move in order to renovate, or for any other reason. Honestly, tenants can create these reasons themselves by trashing a unit. This rewards the worst tenants at the expense of others. The money for the relocation fee comes from somewhere - and that somewhere is rent. If you make it impossible to cover costs, all you do is create derelict property and substandard housing.

7- The city will have an board to govern these regulations. This means that there's an unelected board that can oversee all of this.

Please vote against this bill. It will be a tragedy for housing and tenants in Providence. It will result in derelict buildings, a reduction in taxable value, and a shortage of housing, and an increase in homelessness.

Sincerely,

David Sisson  
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