

Dawn Huntley

From: Jacob Webster <user@votervoice.net>
Sent: Monday, March 31, 2025 10:06 AM
To: House Municipal Government and Housing Committee
Subject: OPPOSED H 5954 RENT CONTROL & JUST CAUSE EVICTION

Dear Committee clerk Huntley,

I STRONGLY OPPOSE H5954. This bill is rent control, limits property rights, and adds unnecessary regulations that will prevent new construction. H5954 establishes arbitrary maximum rents, effectively not renewing leases, paying tenants to leave, and vague rent escrow policies. In addition, a municipal board is given broad powers to change such policies on a whim and at any time.

These efforts make it more difficult to operate and maintain rental properties and only add to an already complicated housing situation instead of resolving it. Please oppose H5954 and champion efforts that allow for new housing.

I am writing in STRONG opposition to H5954

- Set Rent Control - which the city can change every year;
- Implements citywide rental registry;
- Creates Just Cause Eviction policy/removes owner ability to not renew a lease and requires that owners pay tenants to move;
- Allows tenants to escrow rental payments rather than pay landlord due to violations but is unclear;
- Prevents building permits from being issued if violations are on record;
- Requires landlord pay tenant relocation fee if landlord asks the tenant to move for the purpose of renovation, condo conversion, or for a family member to occupy - an amount would be set by the board created under this law;
- Allows the city to create a board to govern these regulations which may be continuously changed.

I believe that this proposal severely impedes on my property rights and creates a scenario in which it will be impossible to plan for expenses and repairs from year to year. The terms set forth in this proposal are also extremely vague and allow much room for over-regulation and bias, unjust enactment of laws. Any such provision in this proposal either separately or in combination will further burden the ability and motivation to create more housing. Creating more housing is the only solution for any problem which this proposal seeks to remedy.

Please research the severe implications that all of these proposals would create. Please consider this resource in your decision-making

process:[https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023-](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023-03%2FExamining%2520the%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Policies%2520in%2520Cities%2520Across%2520America.pdf&data=05%7C02%7CouseMGH%40rilegislature.onmicrosoft.com%7Ce13b7a4ba47448331de108dd705dbd25%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638790270096777325%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUslYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoITWfPbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=5Jzud9RZV54hu%2BSTGruOToXN8CA4Bp%2FPF2%2Bx%2BW5UFbQ%3D&reserved=0)

[03%2FExamining%2520the%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Policies%2520in%2520Cities%2520Across%2520America.pdf&data=05%7C02%7CouseMGH%40rilegislature.onmicrosoft.com%7Ce13b7a4ba47448331de108dd705dbd25%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638790270096777325%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUslYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoITWfPbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=5Jzud9RZV54hu%2BSTGruOToXN8CA4Bp%2FPF2%2Bx%2BW5UFbQ%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.naahq.org%2Fsites%2Fdefault%2Ffiles%2F2023-03%2FExamining%2520the%2520Unintended%2520Consequences%2520of%2520Rent%2520Control%2520Policies%2520in%2520Cities%2520Across%2520America.pdf&data=05%7C02%7CouseMGH%40rilegislature.onmicrosoft.com%7Ce13b7a4ba47448331de108dd705dbd25%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638790270096777325%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUslYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoITWfPbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=5Jzud9RZV54hu%2BSTGruOToXN8CA4Bp%2FPF2%2Bx%2BW5UFbQ%3D&reserved=0)

Thank you for your consideration.

Sincerely,

Jacob Webster

281 ADMIRAL ST
PROVIDENCE, RI 02908
bocaj1987@gmail.com