

Dear Committee clerk Huntley,

Rhode Island is ranked 44 out of 50 for business friendly states (cnbc 2024). RI's economy is also very dependent on Boston, and many tenants do not even work in RI.

These proposed rent control and just cause bills would spur even less business investment in RI. Massachusetts does not have rent control.

Everything is expensive due to inflation, not just rent. The solution is higher paying jobs and building more housing. The RI leadership needs to attract good employers that pay well, instead of driving out good housing providers and lowering their property values with these bills.

The places that have these kind of laws, like the west coast or New York, have much higher paying jobs and better economies. These bills will crush this state.

I urge you to oppose H 5954. This bill introduces rent control, just cause evictions, and a board with no safeguards against bias or inexperience. It also adds heavy regulations and costs for housing providers and developers. While it aims to help housing affordability and tenant protection, I believe it will harm landlords, tenants, and our community. Rent control can decrease housing investment, worsen rental properties, and limit affordable housing. Just cause evictions make it hard for landlords to manage properties and address issues. These policies would add unnecessary burden and bureaucracy to our tight housing market. Studies show they don't work as intended and may even benefit higher-income individuals more. Let's support housing development and reject harmful policies like these!

Sincerely,

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