

## Dawn Huntley

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**From:** Kalys Malikov <user@votervoice.net>  
**Sent:** Monday, March 31, 2025 3:37 PM  
**To:** House Municipal Government and Housing Committee  
**Subject:** OPPOSE H5954

Dear Committee clerk Huntley,

Putting politics aside, it's already prohibitively expensive to add additional units of housing in the city due to a multitude of layers of regulation. If you look at the states with more regulations, you will see that they have much higher housing costs. Massachusetts is one of the most regulated states and has one of the highest cost of housing in the world. However, Massachusetts has a higher budget to help the homeless than Rhode Island.

I urge you to reject any rent control or just cause eviction policies as they are counterproductive to providing adequate housing - both in regards to supply and quality of housing. Zillow has reported that the year over year average rental price in Providence has remained at \$2,200. This is still 34% cheaper than the average apartment price in Boston. Rent Control would possibly hurt those who it intends to help. If we do not have enough units to house everyone, then it is possible that the highest income earners will still be able to compete for the available housing stock, while living below their means, still leaving those most vulnerable without adequate housing. We must continue to support housing initiatives that provide the housing we need. Thank you for your consideration.

Sincerely,

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