

Dawn Huntley

From: Matthew Jonas <user@votervoice.net>
Sent: Tuesday, April 1, 2025 9:29 AM
To: House Municipal Government and Housing Committee
Subject: OPPOSED RENT CONTROL H5954 PROVIDENCE RENT CONTROL & JUST CAUSE

Dear Committee clerk Huntley,

I have worked with housing funds and invested into housing across numerous states across the last ten years of my real estate career in the US (eg RI, DC, VA, GA, IN, PA, FL, TX, OH, NY, CA), and the number one issue I saw across all of them was any form of supply constraint, which many policies in this bill are, only acts to lessen the overall supply of housing available to citizens which causes their housing costs to go up (both rents and ownership). Do not do move this forward, or know you are causing the cost of living to go up for all in Rhode Island.

This bill, among other provisions, seeks to authorize rent control, require just cause evictions, and mandate landlord-tenant relations in cases of housing violations. While I appreciate the bill's intent to address housing affordability and tenant protections, I believe these proposed measures would have detrimental effects on both landlords and tenants, potentially leading to unintended consequences for our community.

Rent Control OR "stabilization" Concerns:

Rent control often results in negative consequences, including reduced investment in housing stock, deterioration of rental properties, and decreased availability of affordable housing in the long term. By artificially capping rental rates, landlords may lack incentives or resources to maintain and improve their properties, ultimately harming tenants and exacerbating housing quality issues.

Just Cause Evictions:

Just Cause gives tenants an interest in a property owner's rights. Requiring just cause evictions could impede landlords' ability to manage properties efficiently and address problematic tenancies. Landlords require flexibility to respond to various circumstances, particularly in multifamily homes where disruptive tenants may affect others. Mandating just cause evictions restricts landlords' ability to remove problematic tenants, potentially increasing tensions within rental communities. Contracts must remain negotiable and flexible for all parties.

Mandated Landlord-Tenant Relations for Housing Violations:

Mandating landlord-tenant relations in cases of housing violations could burden landlords with additional bureaucratic requirements and legal liabilities, discouraging property ownership and investment in rental housing. Instead of implementing blanket measures like rent control and mandatory just cause evictions, I urge policymakers to consider alternative approaches that promote housing affordability and tenant protections without stifling housing market dynamics or infringing on property rights. Solutions such as increasing housing supply through streamlined permitting processes, providing financial incentives for affordable housing development, and enhancing tenant education and support services could offer more effective and sustainable outcomes.

The only solution to our housing troubles is creating more supply so that competition increases and prices stop increasing. Since we know that Just Cause Eviction & Rent Control Policies deter building, it does not make sense to enact these policies. We must not remove red tape and stick it somewhere else!

Sincerely,

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