

Dawn Huntley

From: Robert Vennerbeck <vbob@whipplestreet.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,

As a small time resident landlord of over 40 years I have proudly managed and maintained my properties to provide safe affordable and enjoyable homes for my tenants, who are also my neighbors and friends. Having recently retired from a 'day job', I looked forward to continuing with the minor maintenance needs and neighborhood improvement, but the scope and unpredictability of proposed regulations makes me seriously consider selling - a new owner with no neighborhood connection would likely double the rents while diminishing the community.

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%7CchouseMGH%40rilegislature.onmicrosoft.com%7C1a9081f9df134d19c6d808dd705dbd45%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C638790270236521670%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslAiOiJXaW4zMlslkFOljoITWfPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=gplnHEjqZo7Vr3HNI9oKRIPiZ7xqLPoRjnPjPE0iFG21k%3D&reserved=0)

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Thank you for your consideration.

Sincerely,

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