

## Dawn Huntley

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**From:** Greg Weiss <user@votervoice.net>  
**Sent:** Monday, March 31, 2025 12:56 PM  
**To:** House Municipal Government and Housing Committee  
**Subject:** OPPOSE h5954 RENT CONTROL/JUST CAUSE

Dear Committee clerk Huntley,

Rent control is a failed policy. Many economists agree it does not work. Dozens of academic studies show it does not work. In practice we can see it does not work and even has been repealed after failing in nearby Massachusetts.

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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