

CHAPTER 2024-64

**No. 429 AN ORDINANCE AMENDING CHAPTER 13, "HOUSING", OF THE
PROVIDENCE CODE OF ORDINANCES TO ADD ARTICLE IX "MULTI-
UNIT DWELLINGS"**

Approved November 13, 2024

Be it ordained by the City of Providence:

Section 1. Chapter 13, "Housing", is hereby amended to add Article IX, "Multi-unit dwellings" as follows:

Article IX. Multi-unit dwellings

Section 13-63 – Definitions

The following words, terms, and phrases, when used in this article, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

Local Property Manager shall mean a person, firm, or corporation designated by the trustee, beneficiary, or owner of a property as responsible for the security and maintenance of said property. The Local Property Manager must be a Rhode Island resident or in the case of a business, maintain a physical office within the State of Rhode Island.

Property Owner shall mean the person, firm, or corporation holding the legal or recorded title to the property.

Owner-occupied means a property in which its owner considers it his or her predominant and principal home and spends a majority of the calendar year occupying the property.

Multi-unit Dwelling shall mean a building containing six (6) or more self-contained suites or apartments, or multiple buildings on adjacent lots held by the same owner.

Section 13-64 – Applicability and exemptions

- (a) The provisions of this article shall not apply to owner-occupied multi-unit dwellings.
- (b) The provisions of this article shall not apply to hotels licensed under RIGL chapter 14 title 5; jails; convents; monasteries; licensed nursing homes; licensed board and care homes; parsonages; parish houses; manses and rectories; hospitals.

Section 13-65 – Local property manager required

- (a) Any owner of a multi-unit dwelling, as defined herein, shall annually register the property with the department of inspections and standards.
- (b) Registration shall consist of the following information:
 - 1) Property owner's address (which shall not be a PO Box), telephone number, and email address; and;
 - 2) In the event the Property Owner resides or is located outside of the state of Rhode Island, said Property Owner shall also provide the contact information, including street address, telephone number, and email address of an individual or company within the State of Rhode Island, herein referred to as a "Local Property Manager," that will be responsible for its security and maintenance. Any change to the information contained in the registration must be reported within thirty (30) days of such change.

Section 13-66 – Fines and fees

- (a) If the Director and/or his/her designee determines that a property is not in compliance with the requirements of this article, the director and/or his/her designee will notify the owner and/or local agent of the violation, including potential penalties associated with non-compliance. Fines of up to five hundred dollars (\$500.00) per day may be imposed on the owner and/or local agent thirty (30) days after notification.
- (b) Any person affected by any notice of violation which has been issued in connection with the enforcement of any provision of this article or any rule or regulation adopted pursuant thereto may request and shall be granted a hearing before the Director after such person shall file in the office of the director a written request for such hearing, setting forth a brief statement of the grounds thereof, designating the person and his address upon whom any notices and orders may be served, and why such enforcement or compliance should not be effected. If this request is filed within ten (10) days after the service of the notice of violation, compliance with the notice shall not be required while the hearing is pending. On receipt of such request, the Director shall set a time and place for such hearing and shall give the applicant at least five (5) days' written notice thereof. At such hearing the applicant shall be given an opportunity to show cause why such notice of violation shall be modified or withdrawn.

Section 13-67 – Use of collected funds

Monies collected through the provisions of this article shall be expended for purposes related to improving the physical condition of the city's housing stock, including, but not limited to, expanding the availability of affordable housing units, abating nuisance properties or other related purposes as determined by the director.

Section 13-68 – Rules and regulations

The Director of Inspections and Standards and/or his/her designee shall promulgate rules and regulations to implement the provisions of this article.

Section 2. This ordinance shall take effect February 1, 2025.

IN CITY COUNCIL
OCT 17 2024
FIRST READING
READ AND PASSED
Jina L. Mastrosianni
CLERK

IN CITY
COUNCIL
NOV 07 2024
FINAL READING
READ AND PASSED
Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Jina L. Mastrosianni
CLERK

I HEREBY APPROVE.

Burt P. Smith

Mayor
Date: 11/13/24

Providence Apartment Association



5/11/2024

Committee on Ordinances
Providence City Hall
Providence RI 02903
VIA Email: tmastroianni@providenceri.gov

Dear Members of the Committee on Ordinances,

We are writing on behalf of our members to express our strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While we understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. We question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property

owners, particularly smaller landlords, and create financial hardships. We suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. We urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, we would be happy to collaborate to help find a solution.

Thank you for considering our views on this matter.

Sincerely,

Providence Apartment Association

Mastroianni, Tina

From: Wendy Bergman <user@votervoice.net>
Sent: Monday, May 13, 2024 7:33 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

These new ordinances will force landlords to lose possession of the homes that provide housing to renters. Think about it: \$500 a day = \$15,000 fines for a 30 day month. This makes no sense!. Providence will lose the taxes that they collect on these properties. Properties will go into disrepair, and become unsafe and uninhabitable. Renters will have no place to live. Government must take some responsibility for providing safe affordable housing. Stop putting unreasonable demands on property owners.

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Wendy Bergman
10 Wood St
Providence, RI 02909
pearlurban@gmail.com

Mastroianni, Tina

From: Lisa Cloutier <user@votervoice.net>
Sent: Monday, May 13, 2024 7:34 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

In the past, I have had an angry tenant threaten me, and I worry that having my home address made available might put me and my primary home in dangerous situations.

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Lisa Cloutier

PO Box 584
West Warwick, RI 02893
giggle2day@yahoo.com

Mastroianni, Tina

From: janice hannert <user@votervoice.net>
Sent: Monday, May 13, 2024 7:33 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Please do not make it more difficult for rental property owners to manage their rental properties. I have managed property for many years in Rhode Island and every year new requirements are added. It adds to administrative costs which makes the rents go up and be less affordable.

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

janice hannert
242 Broadway
Providence, RI 02903
hcj132@yahoo.com

Mastroianni, Tina

From: David Baskin <user@votervoice.net>
Sent: Monday, May 13, 2024 7:33 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

David Baskin
165 Lloyd Ave
Providence, RI 02906
davebaskin@yahoo.com

Mastroianni, Tina

From: Campbell Lindsay <user@votervoice.net>
Sent: Monday, May 13, 2024 7:33 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Campbell Lindsay
1164 Lonsdale Ave
Lincoln, RI 02865
campbell.lindsay.r@gmail.com

Mastroianni, Tina

From: Sam Levy <user@votervoice.net>
Sent: Monday, May 13, 2024 7:34 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to strongly oppose the proposed ordinance that seeks to amend Chapter 13, "Housing," of the Providence Code of Ordinances by introducing Article IX, "Multi-unit dwellings." While we understand the underlying purpose of this ordinance, I believe it is flawed and will negatively impact property owners and residents alike.

A law has already been passed at the state level, set to take effect this September, requiring landlords to register all rental properties with the Department of Health. I question the necessity of duplicating this effort, considering that the tax assessor's database already contains the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises significant privacy and security concerns for many housing providers.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

Furthermore, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with ordinances is crucial, such high penalties could disproportionately affect property owners, especially smaller landlords, and create financial hardships. We recommend including language that prohibits any fee associated with registration. It is worth noting that property owners of six or more units in Providence already bear the highest tax rate in the state, amounting to \$35.10, nearly 3.5 times the effective owner-occupant rate.

In conclusion, while I acknowledge the goal of improving housing conditions in Providence, we believe that the current draft of this ordinance is not the appropriate approach. I urge you to reconsider its provisions and strive for a more balanced and effective solution that addresses the concerns of property owners and residents. If the city council is encountering difficulties in contacting nuisance property owners, I would be willing to collaborate to find a solution.

Thank you for considering my perspective on this matter.

Sincerely,

Sam Levy
127 Cass St
Providence, RI 02905
sj0556@yahoo.com

Mastroianni, Tina

From: Yatsko Art <user@votervoice.net>
Sent: Monday, May 13, 2024 7:33 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Yatsko Art
1057 Post Rd
Warwick, RI 02888
art_yatsko@yahoo.com

Mastroianni, Tina

From: Keith Brown <user@votervoice.net>
Sent: Monday, May 13, 2024 7:32 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Keith Brown
56 Dahlia Dr
North Kingstown, RI 02852
kbrofilms@gmail.com

Mastroianni, Tina

From: Sean Sutton <user@votervoice.net>
Sent: Monday, May 13, 2024 7:32 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Sean Sutton
7 Cherry Tree Ln
North Attleboro, MA 02760
sean.sutton27@gmail.com

Mastroianni, Tina

From: Angelo Kapsimalis <user@votervoice.net>
Sent: Monday, May 13, 2024 7:32 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

I oppose this absurd proposal.

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Angelo Kapsimalis
23 Owen Ave

Mastroianni, Tina

From: Marc Santos <marc@premierpropertiesri.com>
Sent: Monday, May 13, 2024 7:34 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

These protections already exist.

Dear Members of the Committee on Ordinances,

I am writing to strongly oppose the proposed ordinance that seeks to amend Chapter 13, "Housing," of the Providence Code of Ordinances by introducing Article IX, "Multi-unit dwellings." While we understand the underlying purpose of this ordinance, I believe it is flawed and will negatively impact property owners and residents alike.

A law has already been passed at the state level, set to take effect this September, requiring landlords to register all rental properties with the Department of Health. I question the necessity of duplicating this effort, considering that the tax assessor's database already contains the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises significant privacy and security concerns for many housing providers.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

Furthermore, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with ordinances is crucial, such high penalties could disproportionately affect property owners, especially smaller landlords, and create financial hardships. We recommend including language that prohibits any fee associated with registration. It is worth noting that property owners of six or more units in Providence already bear the highest tax rate in the state, amounting to \$35.10, nearly 3.5 times the effective owner-occupant rate.

In conclusion, while I acknowledge the goal of improving housing conditions in Providence, we believe that the current draft of this ordinance is not the appropriate approach. I urge you to reconsider its provisions and strive for a more balanced and effective solution that addresses the concerns of property owners and residents. If the city council is encountering difficulties in contacting nuisance property owners, I would be willing to collaborate to find a solution.

Thank you for considering my perspective on this matter.

Sincerely,

Marc Santos
17 Logan Dr
Lincoln, RI 02865
marc@premierpropertiesri.com

Mastroianni, Tina

From: Peter Holland <peterholland@kw.com>
Sent: Monday, May 13, 2024 7:33 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

I vote to oppose this for obvious reasons.

Dear Members of the Committee on Ordinances,

I am writing to strongly oppose the proposed ordinance that seeks to amend Chapter 13, "Housing," of the Providence Code of Ordinances by introducing Article IX, "Multi-unit dwellings." While we understand the underlying purpose of this ordinance, I believe it is flawed and will negatively impact property owners and residents alike.

A law has already been passed at the state level, set to take effect this September, requiring landlords to register all rental properties with the Department of Health. I question the necessity of duplicating this effort, considering that the tax assessor's database already contains the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises significant privacy and security concerns for many housing providers.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

Furthermore, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with ordinances is crucial, such high penalties could disproportionately affect property owners, especially smaller landlords, and create financial hardships. We recommend including language that prohibits any fee associated with registration. It is worth noting that property owners of six or more units in Providence already bear the highest tax rate in the state, amounting to \$35.10, nearly 3.5 times the effective owner-occupant rate.

In conclusion, while I acknowledge the goal of improving housing conditions in Providence, we believe that the current draft of this ordinance is not the appropriate approach. I urge you to reconsider its provisions and strive for a more balanced and effective solution that addresses the concerns of property owners and residents. If the city council is encountering difficulties in contacting nuisance property owners, I would be willing to collaborate to find a solution.

Thank you for considering my perspective on this matter.

Sincerely,

Peter Holland
106 Cutler St
Warren, RI 02885
peterholland@kw.com

Mastroianni, Tina

From: Mark Maraglia <markm@exitpremier.com>
Sent: Monday, May 13, 2024 7:34 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Mark Maraglia
233 Forest Ave
Brockton, MA 02301
markm@exitpremier.com

Mastroianni, Tina

From: Anthony Zelano <user@votervoice.net>
Sent: Monday, May 13, 2024 7:33 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Anthony Zelano
37 Pleasant View Ave
Greenville, RI 02828
tonyzelano@gmail.com

Mastroianni, Tina

From: David Moreau <user@votervoice.net>
Sent: Monday, May 13, 2024 7:33 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

There is no need for this?

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

David Moreau
60 Peachtree Rd

North Kingstown, RI 02852
moreau2333@gmail.com

Mastroianni, Tina

From: David Christensen <user@votervoice.net>
Sent: Monday, May 13, 2024 7:34 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to strongly oppose the proposed ordinance that seeks to amend Chapter 13, "Housing," of the Providence Code of Ordinances by introducing Article IX, "Multi-unit dwellings." While we understand the underlying purpose of this ordinance, I believe it is flawed and will negatively impact property owners and residents alike.

A law has already been passed at the state level, set to take effect this September, requiring landlords to register all rental properties with the Department of Health. I question the necessity of duplicating this effort, considering that the tax assessor's database already contains the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises significant privacy and security concerns for many housing providers.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

Furthermore, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with ordinances is crucial, such high penalties could disproportionately affect property owners, especially smaller landlords, and create financial hardships. We recommend including language that prohibits any fee associated with registration. It is worth noting that property owners of six or more units in Providence already bear the highest tax rate in the state, amounting to \$35.10, nearly 3.5 times the effective owner-occupant rate.

In conclusion, while I acknowledge the goal of improving housing conditions in Providence, we believe that the current draft of this ordinance is not the appropriate approach. I urge you to reconsider its provisions and strive for a more balanced and effective solution that addresses the concerns of property owners and residents. If the city council is encountering difficulties in contacting nuisance property owners, I would be willing to collaborate to find a solution.

Thank you for considering my perspective on this matter.

Sincerely,

David Christensen
275 Collins Taft Rd Apt Harrisville
Harrisville, RI 02830
dwc72@hotmail.com

Mastroianni, Tina

From: Cesar Pascual <user@votervoice.net>
Sent: Monday, May 13, 2024 7:34 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Cesar Pascual
44 Rodney Rd
Warwick, RI 02889
cpascual1977@gmail.com

Mastroianni, Tina

From: Georges H. Daou <user@votervoice.net>
Sent: Monday, May 13, 2024 8:44 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Georges H. Daou
168 Elmgrove Ave
Providence, RI 02906
daoupropertymanagement@gmail.com

Mastroianni, Tina

From: Frank Miele <user@votervoice.net>
Sent: Monday, May 13, 2024 8:43 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Frank Miele
498 Broadway
Providence, RI 02909
frankmiele498@gmail.com

Mastroianni, Tina

From: Courtney Donaldson <user@votervoice.net>
Sent: Monday, May 13, 2024 8:43 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

All of Rhode Island, especially Providence is in desperate need of affordable housing. Adding additional burdens to the land lord is only going to add to the expense of owning properties and hence requiring the need to raise rental rates increasing the cost of housing.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Courtney Donaldson
3003 Vittorio Ct
Bradenton, FL 34211
donaldson5@aol.com

Mastroianni, Tina

From: Jacob Webster <user@votervoice.net>
Sent: Monday, May 13, 2024 8:43 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Jacob Webster
281 Admiral St
Providence, RI 02908
bocaj1987@gmail.com

Mastroianni, Tina

From: Gerry Brennan <user@votervoice.net>
Sent: Monday, May 13, 2024 8:42 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Gerry Brennan
31 Downing Rd
Lexington, MA 02421
gkbrennan@comcast.net

Mastroianni, Tina

From: Christopher Bilotti <cbilotti@thebilottigroup.com>
Sent: Monday, May 13, 2024 8:44 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to strongly oppose the proposed ordinance that seeks to amend Chapter 13, "Housing," of the Providence Code of Ordinances by introducing Article IX, "Multi-unit dwellings." While we understand the underlying purpose of this ordinance, I believe it is flawed and will negatively impact property owners and residents alike.

A law has already been passed at the state level, set to take effect this September, requiring landlords to register all rental properties with the Department of Health. I question the necessity of duplicating this effort, considering that the tax assessor's database already contains the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises significant privacy and security concerns for many housing providers.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

Furthermore, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with ordinances is crucial, such high penalties could disproportionately affect property owners, especially smaller landlords, and create financial hardships. We recommend including language that prohibits any fee associated with registration. It is worth noting that property owners of six or more units in Providence already bear the highest tax rate in the state, amounting to \$35.10, nearly 3.5 times the effective owner-occupant rate.

In conclusion, while I acknowledge the goal of improving housing conditions in Providence, we believe that the current draft of this ordinance is not the appropriate approach. I urge you to reconsider its provisions and strive for a more balanced and effective solution that addresses the concerns of property owners and residents. If the city council is encountering difficulties in contacting nuisance property owners, I would be willing to collaborate to find a solution.

Thank you for considering my perspective on this matter.

Sincerely,

Christopher Bilotti
13 Crest Cir
Smithfield, RI 02917
cbilotti@thebilottigroup.com

Mastroianni, Tina

From: Andrew Dunham <andrew@evergreenmgmtri.com>
Sent: Monday, May 13, 2024 8:42 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

This council continues to try small business owners and tenants, while helping large land lords dominate the housing market in RI. I would ask you please to consider 2nd, 3rd, 4th order effects of the policies put forward. This additional burden will hurt smaller housing providers, with the potential of annual inspections or fees, and tenants as those fees will be passed on to them. Further, larger businesses will be able to shoulder the additional fees, and pass it on to the tenant. In addition, they will simply set up a subsidiary in RI for local property management. The motto of this committee seems to be bring in large businesses to dominate Rhode Islanders and it is unacceptable.

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Andrew Dunham
19 Evergreen St
Providence, RI 02906
andrew@evergreenmgmtri.com

Mastroianni, Tina

From: John Franceschi <user@votervoice.net>
Sent: Monday, May 13, 2024 9:55 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

John Franceschi
543 Providence St
Woonsocket, RI 02895
brighthorizons@usa.com

Mastroianni, Tina

From: Lynn Weinstein <user@votervoice.net>
Sent: Monday, May 13, 2024 9:55 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Lynn Weinstein
185 E Hill Dr
Cranston, RI 02920
lynnweinstein1@gmail.com

Mastroianni, Tina

From: Scott Wolfe <user@votervoice.net>
Sent: Monday, May 13, 2024 9:56 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Scott Wolfe
69 Alvin St
Providence, RI 02907
scottwolfe63@gmail.com

Mastroianni, Tina

From: Christopher Smith <user@votervoice.net>
Sent: Monday, May 13, 2024 9:55 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

This is just more government overreach. Why can't someone who lives outside the confines of the state manage a piece of property they own without having to involve a third party?

Dear Members of the Committee on Ordinances,

I am writing to strongly oppose the proposed ordinance that seeks to amend Chapter 13, "Housing," of the Providence Code of Ordinances by introducing Article IX, "Multi-unit dwellings." While we understand the underlying purpose of this ordinance, I believe it is flawed and will negatively impact property owners and residents alike.

A law has already been passed at the state level, set to take effect this September, requiring landlords to register all rental properties with the Department of Health. I question the necessity of duplicating this effort, considering that the tax assessor's database already contains the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises significant privacy and security concerns for many housing providers.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

Furthermore, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with ordinances is crucial, such high penalties could disproportionately affect property owners, especially smaller landlords, and create financial hardships. We recommend including language that prohibits any fee associated with registration. It is worth noting that property owners of six or more units in Providence already bear the highest tax rate in the state, amounting to \$35.10, nearly 3.5 times the effective owner-occupant rate.

In conclusion, while I acknowledge the goal of improving housing conditions in Providence, we believe that the current draft of this ordinance is not the appropriate approach. I urge you to reconsider its provisions and strive for a more balanced and effective solution that addresses the concerns of property owners and residents. If the city council is encountering difficulties in contacting nuisance property owners, I would be willing to collaborate to find a solution.

Thank you for considering my perspective on this matter.

Sincerely,

Christopher Smith
228 Taunton Ave
East Providence, RI 02914
smitdy@yahoo.com

Mastroianni, Tina

From: edward Kazarian <user@votervoice.net>
Sent: Monday, May 13, 2024 9:50 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

edward Kazarian
3 Pamden Ln
Seekonk, MA 02771
esk40@aol.com

Mastroianni, Tina

From: Hassan Zaza <user@votervoice.net>
Sent: Monday, May 13, 2024 9:56 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

I oppose this unnecessary inconvenience to be made every year, why not once and if address changed? I hope you're not going to charge fees on top of it all.

Dear Members of the Committee on Ordinances,

I am writing to strongly oppose the proposed ordinance that seeks to amend Chapter 13, "Housing," of the Providence Code of Ordinances by introducing Article IX, "Multi-unit dwellings." While we understand the underlying purpose of this ordinance, I believe it is flawed and will negatively impact property owners and residents alike.

A law has already been passed at the state level, set to take effect this September, requiring landlords to register all rental properties with the Department of Health. I question the necessity of duplicating this effort, considering that the tax assessor's database already contains the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises significant privacy and security concerns for many housing providers.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

Furthermore, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with ordinances is crucial, such high penalties could disproportionately affect property owners, especially smaller landlords, and create financial hardships. We recommend including language that prohibits any fee associated with registration. It is worth noting that property owners of six or more units in Providence already bear the highest tax rate in the state, amounting to \$35.10, nearly 3.5 times the effective owner-occupant rate.

In conclusion, while I acknowledge the goal of improving housing conditions in Providence, we believe that the current draft of this ordinance is not the appropriate approach. I urge you to reconsider its provisions and strive for a more balanced and effective solution that addresses the concerns of property owners and residents. If the city council is encountering difficulties in contacting nuisance property owners, I would be willing to collaborate to find a solution.

Thank you for considering my perspective on this matter.

Sincerely,

Hassan Zaza
64 Fairfield St
Rehoboth, MA 02769
hassan.zaza1@gmail.com

Mastroianni, Tina

From: Jason Bazar <user@votervoice.net>
Sent: Monday, May 13, 2024 10:39 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Jason Bazar
27 Walcott Ave
Narragansett, RI 02882
jasonbazar@yahoo.com

Mastroianni, Tina

From: felix garcia <user@votervoice.net>
Sent: Monday, May 13, 2024 10:40 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to strongly oppose the proposed ordinance that seeks to amend Chapter 13, "Housing," of the Providence Code of Ordinances by introducing Article IX, "Multi-unit dwellings." While we understand the underlying purpose of this ordinance, I believe it is flawed and will negatively impact property owners and residents alike.

A law has already been passed at the state level, set to take effect this September, requiring landlords to register all rental properties with the Department of Health. I question the necessity of duplicating this effort, considering that the tax assessor's database already contains the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises significant privacy and security concerns for many housing providers.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

Furthermore, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with ordinances is crucial, such high penalties could disproportionately affect property owners, especially smaller landlords, and create financial hardships. We recommend including language that prohibits any fee associated with registration. It is worth noting that property owners of six or more units in Providence already bear the highest tax rate in the state, amounting to \$35.10, nearly 3.5 times the effective owner-occupant rate.

In conclusion, while I acknowledge the goal of improving housing conditions in Providence, we believe that the current draft of this ordinance is not the appropriate approach. I urge you to reconsider its provisions and strive for a more balanced and effective solution that addresses the concerns of property owners and residents. If the city council is encountering difficulties in contacting nuisance property owners, I would be willing to collaborate to find a solution.

Thank you for considering my perspective on this matter.

Sincerely,

felix garcia
577 Cranston St
Providence, RI 02907
garciaacc@live.com

Mastroianni, Tina

From: Jason Boulay <jboulay@rhodyliving.com>
Sent: Monday, May 13, 2024 10:41 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Jason Boulay
133 Phenix Ave
Cranston, RI 02920
jboulay@rhodyliving.com

Mastroianni, Tina

From: Joseph Kotey <user@votervoice.net>
Sent: Monday, May 13, 2024 10:41 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

We can clearly see that this will eventually impact the many small landlords and minority landlords that are just trying to make ends meet. This appears to be a way to set a precedent for further red tape. Unfortunately Many new city Council people have already shown that they don't value the contributions of hardworking property owners in Providence so we are very skeptical of their intentions.

Dear Members of the Committee on Ordinances,

I am writing to strongly oppose the proposed ordinance that seeks to amend Chapter 13, "Housing," of the Providence Code of Ordinances by introducing Article IX, "Multi-unit dwellings." While we understand the underlying purpose of this ordinance, I believe it is flawed and will negatively impact property owners and residents alike.

A law has already been passed at the state level, set to take effect this September, requiring landlords to register all rental properties with the Department of Health. I question the necessity of duplicating this effort, considering that the tax assessor's database already contains the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises significant privacy and security concerns for many housing providers.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

Furthermore, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with ordinances is crucial, such high penalties could disproportionately affect property owners, especially smaller landlords, and create financial hardships. We recommend including language that prohibits any fee associated with registration. It is worth noting that property owners of six or more units in Providence already bear the highest tax rate in the state, amounting to \$35.10, nearly 3.5 times the effective owner-occupant rate.

In conclusion, while I acknowledge the goal of improving housing conditions in Providence, we believe that the current draft of this ordinance is not the appropriate approach. I urge you to reconsider its provisions and strive for a more balanced and effective solution that addresses the concerns of property owners and residents. If the city council is encountering difficulties in contacting nuisance property owners, I would be willing to collaborate to find a solution.

Thank you for considering my perspective on this matter.

Sincerely,

Joseph Kotey
91 FRIENDSHIP ST
PROVIDENCE, RI 02903

Mastroianni, Tina

From: Joan Sackett <user@votervoice.net>
Sent: Monday, May 13, 2024 11:36 AM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to strongly oppose the proposed ordinance that seeks to amend Chapter 13, "Housing," of the Providence Code of Ordinances by introducing Article IX, "Multi-unit dwellings." While we understand the underlying purpose of this ordinance, I believe it is flawed and will negatively impact property owners and residents alike.

A law has already been passed at the state level, set to take effect this September, requiring landlords to register all rental properties with the Department of Health. I question the necessity of duplicating this effort, considering that the tax assessor's database already contains the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises significant privacy and security concerns for many housing providers.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

Furthermore, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with ordinances is crucial, such high penalties could disproportionately affect property owners, especially smaller landlords, and create financial hardships. We recommend including language that prohibits any fee associated with registration. It is worth noting that property owners of six or more units in Providence already bear the highest tax rate in the state, amounting to \$35.10, nearly 3.5 times the effective owner-occupant rate.

In conclusion, while I acknowledge the goal of improving housing conditions in Providence, we believe that the current draft of this ordinance is not the appropriate approach. I urge you to reconsider its provisions and strive for a more balanced and effective solution that addresses the concerns of property owners and residents. If the city council is encountering difficulties in contacting nuisance property owners, I would be willing to collaborate to find a solution.

Thank you for considering my perspective on this matter.

Sincerely,

Joan Sackett
111 Winnisquam Dr
Warwick, RI 02886
jksackett@aol.com

Mastroianni, Tina

From: stella herzog <user@votervoice.net>
Sent: Monday, May 13, 2024 12:50 PM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

please oppose,,,enough with government intervention,,too much and landlords will abandon their properties.

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

stella herzog
PO BOX 603114
PROVIDENCE, RI 02906
sherz1@cox.net

Mastroianni, Tina

From: Shannon Weinstein <shannon@rentprovrealty.com>
Sent: Monday, May 13, 2024 12:51 PM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." I am a Realtor, Property Manager, and Landlord in the city of Providence of 18 years and believe this proposal is deeply flawed, lacks clear objective, and means to achieve the stated intended goal.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. This proposal is unclear as to if personal information would be made available to the public as to where landlords live amongst other sensitive information. If the tables were turned, it would be highly unacceptable to publish personal information of our tenants in a database. This raises significant safety and privacy concerns.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. It is also worthy to note that we live in a state where Massachusetts conveniently borders us 15 minutes away from Providence, points East and West. It is actually feasible to say that those who live in Attleboro, Seekonk, Rehoboth, and other nearby MA towns, can efficiently commute to their rental properties faster than from many other areas of Rhode Island. The state of Rhode Island already requires nonresident landlords to register with the state and provide a registered agent. This registered agent serves as a contact point if there were ever an issue contacting an out of state landlord or if official documents needed to be served. This registered agent is often an attorney or property manager.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. If this law were to go into effect immediately, there would clearly be numerous property owners in violation due to a lack of notice and direction both on how to register or that this law has even come into effect. The truth of the matter would be that most property owner would be unaware that this is even required. There has been no clear instruction on how registration works or that it is necessary. Imposing \$500 daily fines is unjust on already cost-burdened property owners. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I also suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds. Has there been any study conducted as to how much revenue would be generated from this fine?

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Shannon E Weinstein
Associate Broker/Partner
RentProv Realty
1290 Westminster St
Providence, RI 02909 RI Lic# B17065
MA Lic# B150585
RI Contractor Registration #43692
Office: 401-223-2222
Cell: 401-301-3819
Se habla español

Sincerely,

Shannon Weinstein
1290 Westminster St
Providence, RI 02909
shannon@rentprovrealty.com

Mastroianni, Tina

From: Steve Conti <user@votervoice.net>
Sent: Monday, May 13, 2024 1:34 PM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

another way to double up the red tape.

Dear Members of the Providence City Council Ordinance Committee,

I am writing to express our strong opposition to the proposed mandatory rental registry in Providence.

One of our primary concerns is the duplication of effort and resources. Rhode Island state law already requires landlords to register all rental properties with the Department of Health, effective this September. Implementing a separate rental registry at the city level would create unnecessary administrative burdens and costs for property owners.

Furthermore, the proposed registry raises significant privacy and security concerns. Requiring landlords to disclose their personal contact information, including home addresses and phone numbers, could compromise their safety and expose them to potential harassment or unwanted solicitation.

I am also concerned about the financial implications of this registry. The proposed fines of up to five hundred dollars (\$500.00) per day for non-compliance are excessive and could disproportionately impact smaller landlords. Additionally, the lack of clarity regarding how the collected funds will be used raises questions about transparency and accountability.

The mandate for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state places undue burdens on property owners. This would apply to landlords who live in nearby towns such as Seekonk MA. This requirement restricts the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to increased management costs and decreased efficiency. Notably, the state of Rhode Island already mandates nonresident landlords to register with the state.

In conclusion, while I support efforts to improve housing conditions and ensure compliance with regulations, we believe that the mandatory rental registry, as currently proposed, is not the appropriate solution. I urge the City Council to reconsider this proposal and explore alternative approaches that achieve the intended goals without imposing undue burdens on property owners.

Thank you for considering our views on this matter.

Sincerely,

Steve Conti
1862 Smith St
North Providence, RI 02911
stvnt510@gmail.com

Mastroianni, Tina

From: Sarah Stelluto <user@votervoice.net>
Sent: Monday, May 13, 2024 1:35 PM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

Hello,

This is a safety and security risk. What if you have a tenant or someone who is violent and goes to your home? Your contact info is already given to tenants and our addresses are already displayed on tax assessor etc. To have a page where every landlords home addresses are listed seems like over kill and also what is the need? Why do tenants or anyone else need to know your address? Seems very risky to have to list your home address for anyone to see. What is the purpose? Who needs to come knock on my families door?

Please reconsider this strange bill that puts a landlord and their families SAFETY at RISK.

Thank you.

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Sarah Stelluto
41 Henrietta St
Providence, RI 02904
sarah.stelluto1@gmail.com

Mastroianni, Tina

From: Carol Salamone <user@votervoice.net>
Sent: Monday, May 13, 2024 4:09 PM
To: Mastroianni, Tina
Subject: [EXTERNAL] Opposed: Proposed Rental Registry Ordinance

Dear City Clerk Mastroianni,

My name is Carol Salamone and I oppose of having a rental registry ordinance.

Dear Members of the Committee on Ordinances,

I am writing to express my strong opposition to the proposed ordinance that would amend Chapter 13, "Housing," of the Providence Code of Ordinances by adding Article IX, "Multi-unit dwellings." While I understand the intention behind this ordinance, we believe it is flawed and will have detrimental effects on property owners and residents.

The state has already passed a law that will go into effect this September, requiring landlords to register all rental properties with the Department of Health. I question the need for duplicating this effort. The tax assessor's database already provides the name and mailing address of every property owner in the city. Will the property owner's home address and phone number become public information? This raises privacy and security concerns for many housing providers.

The requirement for a Local Property Manager to be a Rhode Island resident or maintain a physical office within the state imposes unnecessary burdens on property owners. This restriction limits the pool of qualified individuals or companies who can effectively manage multi-unit dwellings, potentially leading to higher management costs and reduced efficiency in property management. The state of Rhode Island already requires nonresident landlords to register with the state.

Moreover, the imposition of fines of up to five hundred dollars (\$500.00) per day for non-compliance with the registration requirements is excessive. While compliance with regulations is important, such high penalties could disproportionately affect property owners, particularly smaller landlords, and create financial hardships. I suggest adding language prohibiting a fee associated with registering. Property owners of six or more units in Providence are already paying the highest tax rate in the state of \$35.10, almost 3.5 times the effective owner-occupant rate.

Additionally, the use of collected funds for purposes related to improving the physical condition of the city's housing stock is vague and lacks specific guidelines. Without clear criteria for how these funds will be allocated, there is a risk of misuse or mismanagement of public funds.

In conclusion, while the goal of improving housing conditions in Providence is commendable, we believe this ordinance, as currently drafted, is not the right approach. I urge you to reconsider the provisions of this ordinance and work towards a more balanced and effective solution that considers the concerns of property owners and residents. If the city council is having trouble contacting nuisance property owners, I would be happy to collaborate to help find a solution.

Thank you for considering my views on this matter.

Sincerely,

Carol Salamone
PO Box 20675

Cranston, RI 02920
cab.salamone@gmail.com



July 26, 2024

Pedro J. Espinal
Chair, Committee on Ordinances
Providence City Council
25 Dorrance St, Providence, RI 02903

RE: Support for An Ordinance Amending Chapter 13, “Housing”, of the Providence Code of Ordinances to Add Article IX “Multi-Unit Dwellings”

Dear Chair Espinal:

On behalf of ONE Neighborhood Builders (ONE|NB), a Rhode Island affordable housing and community development organization based in Providence, I support adding Article IX to Chapter 13, “Housing” of the Providence Code of Ordinances. This ordinance would create a rental registry, which would improve the City’s knowledge of its rental housing stock, provide opportunities for more equitable code enforcement, facilitate accountability with the state lead mitigation laws, and provide transparency for residents.

ONE|NB has developed almost 450 rental homes for Rhode Islanders earning low and moderate incomes in Providence. ONE|NB is also the backbone organization of the Central Providence Opportunities: Health Equity Zone (CPO-HEZ), a place-based collaboration of over 60 organizations and residents with the goal of increasing economic mobility and health equity in nine neighborhoods in Central Providence. Equitable code enforcement to improve housing quality is consistently a key priority for CPO-HEZ and its Housing Working Group.

Many cities throughout the United States have rental registries, and it is time for Providence to take this step. Too many children in Providence are regularly subjected to preventable lead poisoning, often unbeknownst to their families. Additionally, many tenants are living in sub-standard and dangerous rental housing conditions. By having a citywide rental registry, the Department of Inspections and Standards would be better able to identify units that are not conforming with state lead laws and city code, and it could proactively create a plan toward redress. Complaint-based systems, which Providence currently uses, generally disadvantage tenants and especially low-income tenants who may not report code violations due to fear of retaliation and eviction.

This rental registry and a more proactive rental inspection system would likely require additional resources. I hope that the City considers coupling this ordinance with additional funds for the Department of Inspections and Standards to carry out this critical work.

This ordinance would facilitate a more equitable, transparent, and safe rental housing market in Providence, and I strongly encourage this Committee to recommend its passage.



401.351.8719

66 Chaffee Street

Providence, RI 02909

ONEneighborhoodbuilders.org



Thank you for your consideration.

Sincerely,



Jennifer Hawkins
President & CEO, ONE Neighborhood Builders



401.351.8719

66 Chaffee Street
ONEneighborhoodbuilders.org

Providence, RI 02909





**GREATER
PROVIDENCE
BOARD OF
REALTORS®**

August 16, 2024

The Honorable Pedro Espinal
Chairman, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

RE: Amendment to Chapter 13 "Housing" of the Providence Code of Ordinances

Dear Chairman Espinal and Committee Members,

I am a member of the Greater Providence Board of REALTORS (GPBOR) and serve as its REALTOR® Party Committee Chair. We are one of 1,300 REALTOR® Associations in the U.S. affiliated with the National Association of REALTORS®.

I would like to express our concern and opposition to the proposed amendment to Section 13-66 of the Rhode Island General Laws Residential Landlord and Tenant Act.

The proposed amendment includes burdensome and redundant fines for landlords. Currently, out-of-state landlords who fail to register their property managers with the State of Rhode Island are subject to a fine of \$100 per month, capped at \$1,200 per year. **The proposed ordinance in Providence, which would impose an additional penalty of \$500 per day, far exceeds the state's annual maximum.** Such excessive fines will discourage investors and developers from doing business with the city. The proposal does nothing to solve the housing shortage. Rather, it is burdensome on families across the city and could lead to increased rents for tenants.

While we agree on the importance of having a reliable means of contacting property owners or managers within the state, the proposed severe penalties could worsen the housing crisis in Rhode Island and reduce the state's competitiveness with other cities. We are concerned that this measure may

The Honorable Pedro Espinal

August 16, 2024

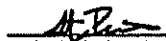
Page 2

limit the production of multifamily housing and economic opportunities. Given the current climate of high inflation and rising rental costs, we strongly urge the Council members to reconsider and withdraw this proposal.

We urge you to vote no on the proposed amendment.

We would welcome the opportunity to meet with you on this matter. Please reach out to Louie Lujan, our Government Affairs Director, at (626) 824-8658 or louie@summitgovernmentalaffairs.com for this purpose.

Sincerely,


Stephen Perrino (Aug 16, 2024 14:21 EDT)

Stephen Perrino
REALTOR® Party Committee Chair

cc:

Council President Rachel Miller
Council Member Juan Pichardo
Council Member James Taylor
Council Member John Goncalves
Council Member Mary Harris
Council Member Miguel Sanchez
Council Member Helen Anthony
Council Member Sue AnderBois
Council Member Justin Rojas
Council Member Jo-Ann Ryan
Council Member Ana Vargas
Council Member Althea Graves
Council Member Shelley Peterson
Council Member Oscar Vegas
City Clerk Tina Mastroianni