

The Honorable Stephen Casey,

May 9, 2024

The Honorable Stephen M. Casey
Chair, House Committee on Municipal Government and Housing
Rhode Island State House
Providence, RI 02903

Re: Support for H7981 (Duplexes and Mixed-use Districts)

Dear Chairman Casey and Members of the House Committee on Municipal Government and Housing:

I am writing in support of bill H7981, which proposes to allow more duplexes across the state and more apartments in commercial zones.

Duplexes and mixed-use districts are exactly the type of “gentle density” that made up Rhode Island’s historic character and can help us address the current housing shortage. In 2016, the Rhode Island Housing and Finance Corporation warned that our state needed to add approximately 40,000 homes over the next ten years in order to meet demand. Since then, we have added less than half that number—approximately 18,000—and demand has only increased in the wake of the COVID-19 pandemic.

I have lost count of how many friends and family have moved away because they simply cannot find a home that fits their needs or their price range. There simply is not enough supply in the current real estate market. There is supply at the very bottom of the market and at the very top but nothing in the middle. There is only one way to address the shortage of housing: build more housing.

I urge you to support a strong version of this extremely important bill so that residents can continue to afford a home in the state that we all love. In particular:

- Please maintain the provision legalizing duplexes by right on at least 30% of the developable land in each city and town (which the city or town can choose how to implement); and

- Please legalize mixed-use districts broadly. One district per city and town is not enough, particularly without guardrails to ensure that districts are designed meaningfully.

Thank you for your consideration.

Respectfully,

Garrett Quinn
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