

# City of Woonsocket

## Rhode Island



February 17, A.D. 2025

### Resolution

#### **RESOLUTION REQUESTING THE RHODE ISLAND GENERAL ASSEMBLY PASS LEGISLATION AMENDING R.I.G.L § 44-5-13.11 TO PROVIDE FOR AN EXEMPTION**

**WHEREAS,** the Rhode Island Low and Moderate Income Housing Act (1991), R.I.G.L. § 45-53-1 et seq., sets a goal for each city or town to provide ten percent (10%) of its total housing units to be made affordable. In turn, each city and town is required to develop an affordable housing plan that creates a strategy towards achieving that goal. As of 2024, more than fifteen percent (15%) of the housing units within the City of Woonsocket (“City”) qualifies as “low-income affordable housing,” which far exceeds the State’s goal of 10% for cities and towns in the State; and

**WHEREAS,** according to the *2024 Housing Fact Book* produced by HousingWorks RI, which is a data-driven research and policy organization at Roger Williams University, only four (4) of the State’s thirty-nine cities and towns have achieved the ten percent (10%) threshold for Low-to-Moderate Income Housing (Newport 15.64%; Woonsocket 15.37%; Providence 14.31%; and Central Falls 10.05%); and

**WHEREAS,** RIGL § 44-5-13.11 entitled “**Qualifying low-income housing — Assessment and taxation**” currently provides, in part, that any residential property “*after substantial rehabilitation as defined by the U.S. Department of Housing and Urban Development and is encumbered by a covenant recorded in the land records in favor of a governmental unit or Rhode Island housing and mortgage finance corporation restricting either or both the rents that may be charged to tenants of the property or the incomes of the occupants of the property, is subject to a tax that equals eight percent (8%) of the property’s previous years’ gross scheduled rental income or a lesser percentage as determined by each municipality*”; and

**WHEREAS,** because of the above highlighted eight percent (8%) cap provision of RIGL § 44-5-13.11, Woonsocket forgoes a significant amount of local property tax revenue, approaching Seven Hundred Fifty Thousand Dollars (\$750,000) or more per year.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF WOONSOCKET AS FOLLOWS:**

**Section 1.**

That the City Council of Woonsocket respectfully requests the Rhode Island General Assembly pass and the Governor sign legislation, as outlined below, that amends RIGL § 44-5-13.11 in order to exempt, at the discretion of those local city and town councils whose communities exceed the ten percent (10%) threshold of Low to Moderate Income Housing from the provisions of the statute.  
(amendments noted in red and underlined):

**§44-5-13.11. Qualifying low-income housing — Assessment and taxation.**

- (a) Any residential property that has been issued an occupancy permit on or after January 1, 1995, after substantial rehabilitation as defined by the U.S. Department of Housing and Urban Development and is encumbered by a covenant recorded in the land records in favor of a governmental unit or Rhode Island housing and mortgage finance corporation restricting either or both the rents that may be charged to tenants of the property or the incomes of the occupants of the property, is subject to a tax that equals eight percent (8%) of the property's previous years' gross scheduled rental income or a lesser percentage as determined by each municipality.
- (b) Any city or town whose low-to-moderate-income housing units exceeds the ten percent (10%) threshold outlined under the Rhode Island Low and Moderate Income Housing Act shall be exempt from the provisions of § 44-5-13.11(a) for any and all properties that have been issued an occupancy permit after December 31, 2024; provided further that any local city or town council may, by passage of a resolution, elect not to be exempted under the provisions of subsection (a).

**Section 2.**

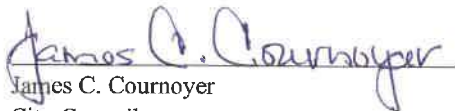
That the City Clerk is hereby directed to forward an electronic copy of this Resolution to all Representatives and Senators representing the City of Woonsocket, the Honorable Speaker of the Rhode Island House of Representatives, the Honorable President of the Rhode Island Senate, and the Honorable Governor of the State of Rhode Island.

**Section 3.**

This Resolution will take effect immediately after its passage by City Council.



Denise D. Sierra  
City Council Vice-President



James C. Cournoyer  
City Council