

April 2, 2025

The Honorable Stephen M. Casey, Chair  
House Municipal Government and Housing  
Rhode Island House of Representatives  
82 Smith Street  
Providence, RI 02903

RE: BILL NUMBER H-5957 – A N A C T RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING

Dear Chair Casey and Honorable Committee Members,

On behalf of the Rhode Island League of Cities and Towns, I write in strong support of H-5957, which seeks to redefine the term “consistent with local needs” relative to low- and moderate-income housing and provide municipalities with an alternative pathway to meet their affordable housing obligations through inclusionary zoning.

The League has long advocated for policies that balance the need for affordable housing with municipal oversight and community planning considerations. H-5957 represents a meaningful step forward in ensuring that cities and towns have the ability to meet their affordability goals while maintaining control over the scale and location of development projects.

This legislation would allow municipalities that have not yet reached the 10% affordability threshold to adopt Inclusionary Zoning with a one-to-one affordable-to-market density bonus instead of being subject to the extensive density bonuses currently required under the comprehensive permitting statute. By mandating that at least 50% of units in developments of ten or more units be designated as low- or moderate-income, municipalities can foster sustainable, mixed-income communities while preventing large-scale developments from overwhelming local infrastructure.

The enactment of H-5957 would provide cities and towns with greater flexibility to shape their housing strategies in a way that aligns with their unique needs, promotes responsible growth, and protects the integrity of local infrastructure and services. By granting municipalities an additional tool to meet their affordability goals, this legislation strengthens local governance and ensures a more equitable and sustainable approach to affordable housing development.

Thank you for your time and consideration of our perspective.

Sincerely,

A handwritten signature in dark ink, appearing to read 'R. Rossi'.

Randy R. Rossi  
Executive Director

Cc: Honorable Members of House Municipal Government and Housing