



**STATE OF RHODE ISLAND**  
**Rhode Island Department of Housing**  
**1 Capitol Hill, 3rd Floor**  
**Providence, RI 02908**

April 2, 2025

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

RE: H 5957 – Relating to Towns and Cities – Low and Moderate Income Housing

Dear Chairman Casey:

While the Department of Housing supports the intent of H 5957 to promote new affordable housing development, we write to express concern about unintended consequences of the bill as currently drafted.

As drafted, H 5957 would allow cities and towns to circumvent the ten percent (10%) low- and moderate-income housing goal by adopting ordinances requiring all future housing developments to include at least fifty percent (50%) low- or moderate-income units. While this bill is aimed at producing more affordable units, as currently drafted, the Department is concerned that it will negatively affect both affordable development and housing production, overall. First, the lack of a threshold or lower bound for this requirement will create significant obstacles for even the smallest housing developments. For example, without a threshold, the development of a single-family home would be subject to low- and moderate-income restrictions. Secondly, requiring such a high proportion of income-restricted units (twice the percentage of a comprehensive permit) is likely to deter housing development in that community at all price points.

The Department remains open to working with the sponsors, the committee, and the entire legislature on efforts increasing housing production and expanding our stock of affordable homes.

Thank you for your time and consideration.

Sincerely,

Deborah J. Goddard  
Secretary of Housing

CC: The Honorable Members of the House Committee on Municipal Government & Housing  
The Honorable Representative Paul M. Santucci  
Lynne Urbani, Director of House Policy  
Nicole McCarty, Chief Legal Counsel to the Speaker of the House