

Dawn Huntley

From: Paul Flynn <noreply@adv.actionnetwork.org>
Sent: Thursday, April 10, 2025 11:23 AM
To: House Municipal Government and Housing Committee
Subject: Yes to Minimum Lot Size Reform and Oversized Lot Splits (H5963 and H5964)

The Honorable Stephen Casey,

April 10th, 2025

The Honorable Stephen M. Casey

Chair, House Committee on Municipal Government and Housing

Rhode Island State House

Providence, RI 02903

Re: Yes to Oversized Lot Splits and Minimum Lot Size Reform (H5963 and H5964)

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

I'd like to begin with a personal note. I've lived in Fox Point, Providence for almost twenty years now. Opposition to these two bills stems from a concern that building housing on small lot sizes could result in crowded, unpleasant communities. But if anyone considering this bill would like to see what a neighborhood with housing built on small lots looks like, I'd encourage you to walk out of the statehouse and down to Fox Point. This neighborhood is thriving, vibrant and prosperous, not despite having (non-conforming) housing built on small lots, but because of it. Having dense housing enables a critical mass of people that lays the foundation for many small businesses and a thriving arts and culinary scene.

I am writing today in support of two important housing bills: H5963, which would allow oversized lots to be subdivided for new homes, and H5964, a bill that would allow homes to be built on smaller lots, particularly if the parcel is (1) close to transit and (2) served by municipal water and sewer.

According to a 2025 YouGov poll that Neighbors Welcome released in mid-March, 75% of voters support allowing a homeowner to split their existing lot if the resulting lots are similarly sized to the surrounding neighborhood.

In the same poll, 81% of Rhode Islanders support allowing smaller homes on smaller lots, particularly with access to municipal water and sewer and proximity to transit.

H5963 will help make housing more affordable by reducing minimum land requirements. Land represents approximately 60-70% of current home costs in Rhode Island.

H5964 will create new homebuilding and homeownership opportunities. By allowing smaller lot sizes, land costs, and home prices come down. This supports more Rhode Island residents to access homeownership. Allowing a range of lot sizes helps everyone find the housing option they need for their family and their life stage.

I want to thank the bills' sponsors for their dedication to addressing the housing crisis in Rhode Island, and I respectfully ask the Committee to vote in support of these two important changes to zoning laws that will help create much needed housing in Rhode Island.

Respectfully,

Paul

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