



April 10, 2025

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

Re: Comments on House bill 6136

Dear Chair Casey, First Vice Chair Fogarty, Second Vice Chair Speakman, and Distinguished Committee Members,

Rhode Island and Mortgage Finance Corporation (“RIHousing”) appreciates the goal of House bill 6136 to reduce or stabilize taxes on mixed income development, however we have concerns with the bill language as written.

This bill would authorize the town council of West Greenwich to provide an exemption and/or stabilization of a tax agreement on qualified property used for residential purposes inclusive of low- and moderate-income housing in the town of West Greenwich. However, we are concerned that the bill as written would override the current 8% statute, thereby potentially allowing West Greenwich to tax qualifying developments at a rate higher than the rate they might otherwise be entitled to under the 8% law. Under § 44-5-13.11 of Rhode Island’s General Laws, qualifying apartments are subject to a tax that equals eight percent of the property’s previous years’ gross scheduled rental income.

We recommend that language be added to the bill clarifying that covered developments would be entitled to be taxed according to RIGL § 44-5-13.11 if they meet the eligibility criteria and the developer requests that rate. We appreciate the opportunity to offer comments on this legislation and would be happy to work with the sponsor to incorporate language addressing this concern. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Carol Ventura'.

Carol Ventura
Executive Director

