



Peter Chapman  
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February 10, 2026

The Honorable Marvin L. Abney  
Chair, House Finance Committee  
Rhode Island State House, 82 Smith Street, Providence, Rhode Island 02903

**RE: Support for HB 7127, Article 6, Question 2**

Dear Chair Abney and Members of the Committee:

On behalf of One Neighborhood Builders, I write in support of Article 6, Question 2 in Governor McKee's proposed Fiscal Year 2026 budget. This question proposes a \$120 million bond to increase and preserve the availability of affordable and accessible housing to meet the needs of all Rhode Islanders. One Neighborhood Builders applauds Governor Dan McKee and Secretary Deborah Goddard for the historic size of this bond proposal; however, given the magnitude of Rhode Island's housing crisis and the impact of the state's latest housing bond, I strongly urge this Committee to recommend increasing this proposed bond measure to \$150 million to more effectively support the production and preservation of affordable housing for Rhode Islanders.

Maximum State financial investment in affordable housing is a critical step towards addressing Rhode Island's housing shortage, especially as it relates to units that are available and accessible to those earning the lowest incomes. One of the most important funding streams available in Rhode Island for the production of affordable housing is the biennial bond issuance. Our affordable housing challenge is undoubtedly a significant problem that takes a toll on families and our economy, but the encouraging thing is that we have pathways to solving this crisis. One vital element of the solution is to leverage every



resource available to create the financing and funding tools necessary to produce, preserve, and protect affordable housing at the scale that Rhode Island needs.

One Neighborhood Builders has several construction-ready housing developments that would create and preserve hundreds of apartments that would be affordable and available to households earning low- and moderate-incomes. And we are not unique in this regard. In the State's most recent allocation of housing production and preservation funding (FY25 Awards), affordable housing developers submitted applications to build, preserve, and fill financing gaps for affordable residential projects totaling over \$120 Million, exceeding the \$30 million awarded by more than four times. This indicates that Rhode Island affordable housing developers are ready to help meet the demand for units, but additional resources must be injected into the system to enable us to make this a reality.

Unfortunately, Rhode Island ranks near the bottom nationally for per capita rate of new housing construction, which roughly equates to 2.4 units per 1,000 residents, well below the U.S. average of about 5-6 units per 1,000 residents. A third of Rhode Island households, or 142,920, are cost burdened, meaning that they spend more than 30 percent of their annual income on housing costs; and forty-four percent (62,237) of these households are severely cost burdened (HousingWorks RI, 2025). Therefore, it is critical that, if approved by the General Assembly, the housing bond funds are explicitly approved to produce and preserve affordable homes for households earning low and moderate incomes - up to 80% of the area median income (AMI) for rental housing, and up to 120% AMI for homeownership units (following the State's definition of Low- and Moderate-Income Housing).

The Rhode Island legislature has a critical role in incentivizing the development of quality, safe, and affordable housing for Rhode Islanders. Speaker Shekarchi, Representative Speakman, and the entire House of Representatives have fortunately prioritized housing production and affordability as one of the most important policy issues our state must address. The leadership of the House is moving our state forward in a meaningful way, and because continued progress requires bold solutions and maximum funding, **I strongly urge the Committee to support this budget article and question (Article 6, Question 2) and**



**consider increasing the proposed amount to \$150 million to produce and preserve affordable homes for Rhode Islanders earning low and moderate incomes.**

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter H. Chapman", with a horizontal line underneath.

Peter H. Chapman  
President & CEO

One Neighborhood Builders