



# Town of Narragansett

Rhode Island

Resolution No. 2024-03



## RESOLUTION IN OPPOSITION OF HOUSE BILL 7382 THAT REDEFINES “HOUSEHOLD” IN THE STATE ENABLING LEGISLATION

WHEREAS, Narragansett has an affordable housing problem that has led to loss of families and other year-round residents; and

WHEREAS, house sale and rent prices in Narragansett are so high that teachers, police, university staff, hospital workers and other community workers cannot afford to live in the town; and

WHEREAS, Narragansett’s affordable housing problem is driven, in part, by real estate investors buying houses and converting them to seasonal rental businesses that are priced on a per bedroom rate with an average cost of approximately \$1,000 per bedroom, per month from September through May and at a much higher rate per bedroom per day or week from June through August; and

WHEREAS, Narragansett recently received a report from a nationally recognized affordable housing consultant that thoroughly analyzes the town’s housing affordability problem and trends and that documents the strong link between seasonal rentals and the town’s affordable housing problem; and

WHEREAS, the consultant’s report documents that 56% of the town’s properties are now owned by non-residents; and

WHEREAS, Narragansett has adopted ordinances to curtail real estate investments that are driving up housing costs and making housing unaffordable for families and community workers who want to live in the town; and

WHEREAS, one of the adopted ordinances defines “household” with a limit of 3 unrelated individuals living together; and

WHEREAS, more than half of Rhode Island’s municipalities have adopted zoning regulations with this same definition of household of no more than 3 unrelated individuals; and

WHEREAS, the US Supreme Court has found that it is constitutional for local governments to limit the number of unrelated people living in a household; and

WHEREAS, Rhode Island has had a long tradition of recognizing that land use regulations - planning and zoning - are best managed at the municipal level of government because residents want control over their own destinies and the character of their neighborhoods. Further, municipal leaders represent the level of government closest to the residents and are best positioned to understand the nuances and unique issues facing their municipality and be responsive and accountable to residents; and

WHEREAS, House Bill 7382 would usurp local government land use authority and preempt local regulations in Narragansett and most communities across the state by changing the definition of household. The definition would change from currently allowing local governments to set a maximum number of unrelated persons living together at not less than one person per bedroom and shall not exceed five (5) unrelated persons per dwelling.

WHEREAS, this definition would accelerate the market forces in Narragansett that reducing housing affordability by driving the expansion of houses to create more bedrooms and even the demolition of small houses for replacement by much larger houses; and

WHEREAS, this legislation would enable every house in Narragansett and Rhode Island to be used as a rooming house and thereby, eliminate single family housing in Rhode Island.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Narragansett opposes House Bill 7382 and respectfully asks the town's representatives in the RI General Assembly to oppose this legislation and any related companion legislation that may be introduced in the Senate; and

BE IT FURTHER RESOLVED, that the Narragansett Town Council requests other municipalities to adopt their own resolution opposing House Bill 7382 and any similar Senate Bill; and

FINALLY, BE IT RESOLVED, that the Town of Narragansett requests that municipal authority regulating land use shall be undisturbed by the Rhode Island General Assembly by House Bill 7382 or any similar House or Senate legislation that redefines "household" in any state enabling legislation that would thereby usurp municipal management and regulation of land use.

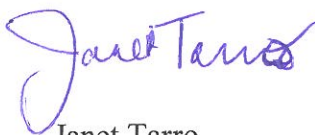
ADOPTED as a resolution of the Narragansett Town Council this 20<sup>th</sup> day of February, 2024.

TOWN OF NARRAGANSETT



Ewa M. Dzwierzynski  
Council President

ATTEST:



Janet Tarro  
Town Clerk

